



TOP FARM, LANEHAM
£750,000

BROWN & CO



TOP FARM

RAMPTON ROAD, LANEHAM
RET福德, NOTTINGHAMSHIRE, DN22 0NE

DESCRIPTION

Top Farm represents a rare development comprising a traditional farm house with planning to extend into a wonderful contemporary home with annex, and an array of traditional barns with planning permission to create 2 further inspirational homes just lapsed (re-application underway) in grounds totaling approximately 4.33 acres (1.75 hectares), subject to measured site survey.

Presently the house delivers generously proportioned 3 bedroom family living accommodation, it has been improved with a recently installed breakfast kitchen and Worcester oil fired central heating boiler. It has planning permission to extend either side and at second floor to add a further reception room, bedroom with dressing room and ensuite plus garaging.

Planning permission exists to convert the crew yard single storey garage block into a one bedroom, self contained annex with parking for one car.

There are multiple access points and excellent vehicle parking/distribution arrangements.

Subject to renewal of the planning consent the barns offer development potential for onward sale, creation of multi-generational living arrangements of income generating investments.

Alternatively, the fine combination of house, buildings and land lends itself to the creation of equine facilities (STP), enhanced by a wealth of bridleways, lanes and footpaths in the immediate area.

Of the total approx. 4.33 acres, approx. 3.10 acres (1.25 hectares) is grassland and is situated directly opposite the house on the other side of Rampton Road.



LOCATION

Top Farm is situated on Rampton Road on the edge of the highly regarded village of Laneham. The village presently boasts a well known local hostelry, village hall, proximity to the River Trent and a wealth of countryside walks, bridleways and lanes. Further facilities are available in other nearby villages. Lying just off the A57, the village is particularly well located for accessing surrounding centres of Retford, Newark and Lincoln. There are excellent transport links with the A1 accessible by Markham Moor from the which the wider motorway network is available. Both Retford and Newark have direct rail services into London Kings Cross (approx. 1hr 30 mins from Retford, less from Newark).

Leisure amenities and educational facilities (both state and independent) are well catered for.



DIRECTIONS

what3Words///crockery.outer.quote

ACCOMMODATION

ENTRANCE HALL staircase to first floor, under stairs storage cupboard.

SITTING ROOM 16'0" x 15'2" (4.88m x 4.62m) measured to rear of chimney breast, flanked by arched alcoves, rustic brick fireplace, beamed mantle over and hosting quaint log burner. Front aspect window.

SNUG 13'0" x 11'0" (3.95m x 3.35m) measured to rear of chimney breast with feature fireplace and recess, front aspect window, radiator.

DINING ROOM 16'6" x 12'0" (5.04m x 3.66m) measured to rear of chimney breast, rear aspect window.

BREAKFAST KITCHEN 15'3" x 14'5" (4.64m x 4.40m) refitted with an attractive range of contemporary shaker style units, base cupboards surmounted by granite effect working surfaces. Coordinating central island extending into breakfast bar. Double doors to patio and garden. Rear aspect window. Integrated appliances of oven, halogen hob, extractor, 1.5 sink unit, downlighters.

INNER HALL





UTILITY ROOM 10'3" x 8'4" (3.13m x 2.54m)
refitted with comprehensive contemporary grey units, ample worktops, plumbing for washing machine, concealed Worcester oil boiler.

SHOWER ROOM 8'9" x 8'0" (2.68m x 2.42m)
frameless showering enclosure with wet walling, basin, WC, fully tiled walls to compliment.

CONSERVATORY PORCH brick base and UPVC double glazed upper levels.

FIRST FLOOR

GALLERIED LANDING generously proportioned with spindle balustrade over stairwell, front aspect window.

BEDROOM ONE 16'0" x 14'2" (4.88m x 4.32m)
front aspect window.

BEDROOM TWO 13'0" x 13'0" (3.95m x 3.95m)
measured to rear of chimney breast, front aspect window.

BEDROOM THREE 14'0" x 9'3" (4.25m x 2.81m)
rear aspect window, radiator.

HOUSE BATHROOM 13'4" x 10'5" (4.07m x 3.18m) white suite of panelled bath, pedestal wash hand basin, low suite wc, airing cupboard, radiator.

OUTSIDE

The external grounds to the property are a particular feature, offering a fine combination of generous garden, an array of traditional brick and pantile outbuildings and grassland.

Domestic garden

Generous south facing garden laid to lawn with some inset trees and shrubs. A paved patio with substantial pergola over is directly accessible from breakfast kitchen.

Driveway from Rampton Road to the rear of property facilitating off road parking. The

driveway is flanked by **attached domestic outbuildings of two stores and small garage.**

There is a further range of outbuildings to the other side of the driveway comprising **garage (20'9" x 13'8" 6.31m x 4.16m)** with electrically operated up and over door and **two stores.** This block has planning permission for conversion to an annex.

Traditional brick and pantile outbuildings

Lying immediately adjacent to the property on the north side is a range of single storey, 1.5 storey and 2 storey outbuildings in a typical crew yard arrangement. Further lawned gardens extend around the range of buildings and there are gateways from the tandem driveway and to the rear on to Rampton Road as well.

Grassland

Approx. 3.10 acres (1.25 hectares) is grassland and is situated directly opposite the house on the other side of Rampton Road.

Approximate site areas (subject to measured site survey)

House, gardens and outbuildings – 1.23 acres (0.50 ha)

Grassland – 3.10 acres (1.25 ha)

TOTAL – 4.33 acres (1.75 ha)

Planning

House – Planning permission was granted on 14 December 2022 under application no. 22/00489/HSE for proposed enlargement to attached garage for habitable room, single storey side extension, proposed conversion of detached garage to annex to provide ancillary accommodation to dwellinghouse.

Barns – Full planning permission was granted by Bassetlaw District Council on 09 February 2022 under application no. 21/01641/FUL for conversion of semi-derelict barns to two dwellings with detached garages. The planning permission permits substantial reconstruction.





On 08 December 2022 Bassetlaw District Council confirmed discharge of conditions 3,4,6,7,11,12 and 13 under reference 22/01264/COND.

Interested parties should note this planning permission has expired but the Seller is in the process of re-application to renew the consent.

Bassetlaw District Council's decision notices, approved drawings, supporting reports, documents etc. may be viewed online at publicaccess.bassetlaw.gov.uk/quoti ng the above reference numbers. All enquiries relating to planning should be addressed to the Council.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Bassetlaw District Council are of the view CIL maybe payable. CIL will be payable by the buyer. Self-builders may be able to apply for exemption, details of which may be found on the Council's website.

PLANS

Any plans included within these particulars and associated marketing documents are strictly for identification purposes only and will not form part of any contract or agreement for sale.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band F.
Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.
Floorplans: The floorplans within these particulars are for identification purposes only, they are

representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

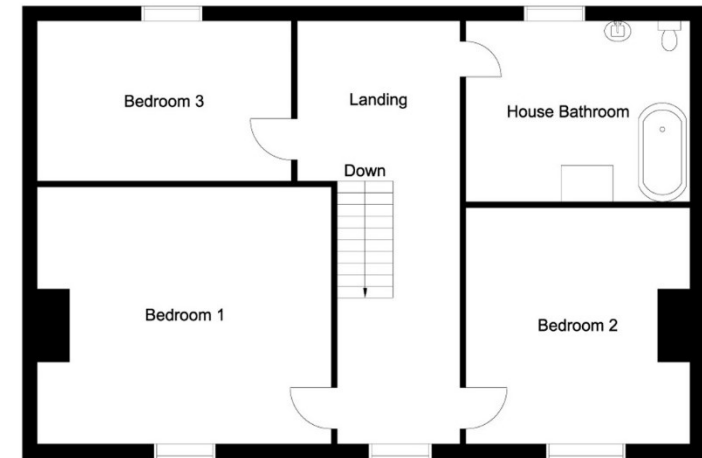
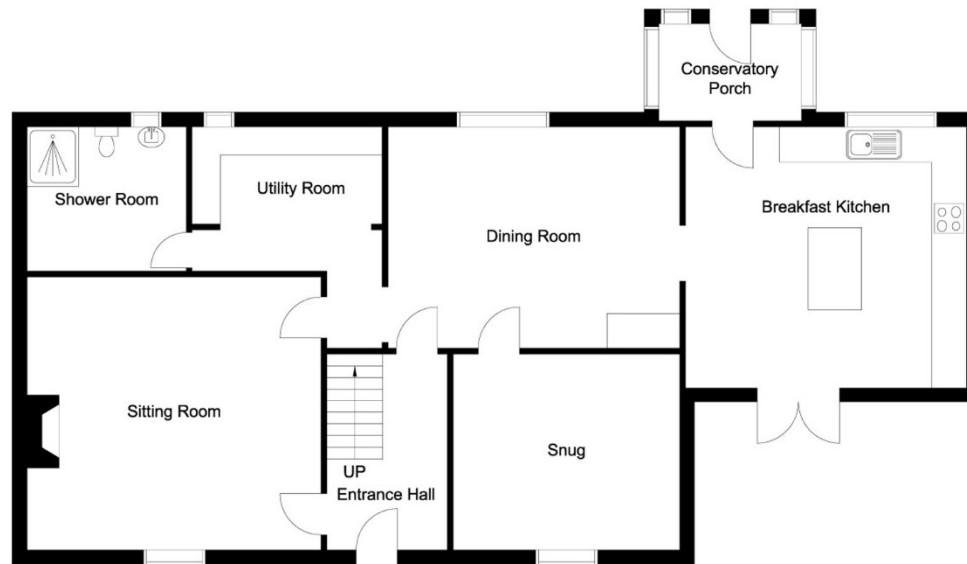
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home.

Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in February 2025





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

IMPORTANT NOTICES

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