



Ford Farm Ridgeway, Sheffield

Ford Farm, The Ford, Ridgeway, Sheffield, South Yorkshire, S12 3YD

A substantial Grade II listed detached farmhouse just out of the village of Ridgeway, comprising a five bedroom property in need of full modernisation with rural views, together with spacious gardens, orchard and planning permission to extend and create a new driveway, in a spacious plot extending to approximately 0.5 acres.

For Sale by Private Treaty

GUIDE PRICE: **£450,000 to £500,000**

Location

The small village of Ridgeway sits to the northeast of Derbyshire and offers public houses, leisure facilities, a primary school and two Churches. A more comprehensive range of facilities including supermarkets and high street shops can be found in the nearby towns of Eckington to the south east (3.4 miles) and Dronfield to the west (4.8 miles), Chesterfield to the south (8.3 miles) and the city of Sheffield just to the north (8.7 miles) away. Whilst its setting is semi-rural, the property is in very easy reach of nearby towns and cities and has excellent transport links. The property is ideally located for easy access onto the M1 excellent for those who commute and equally to the countryside of the Peak District National Park which provides the opportunity to enjoy fantastic walks, scenery and numerous outdoor activities close by.

Description

The sale of Ford Farmhouse offers an opportunity to acquire a spacious Grade II listed detached house set within a large plot measuring 0.50 acres, situated in the semi-rural location of Ridgeway. The property is positioned on the outskirts of the village, with access off Ford Lane, via a right of way across the neighbouring properties driveway (shaded blue in the property plans). The farmhouse requires full renovation and modernisation, with planning permission to erect a garden room, which will provide a spacious family home. Externally, there are large lawned gardens to the rear and side of the farmhouse, with mature fruit trees, and a small lean-to storage space to the side of the house. A private driveway would need installing upon purchasing, from the right of way already granted and is included within the planning permission granted.



Directions:

From the centre of Chesterfield, head north along the A61 for approx. 2 miles, taking the second exit at the roundabout. At the second roundabout, move to the right hand lane and take the fourth exit, signposted for Eckington B6052. Continue straight along that road for almost 3.5 miles, following the road and passing through New Whittington. At the crossroads, turn right signposted for Marsh Lane, Eckington B6056 and continue for approx. 1 mile. Bear left onto Ford Road and follow the road down the hill for almost 1 mile, the property will be situated on the right hand side, indicated by our 'for sale' board.

Accommodation:

The farmhouse occupies an elevated position with far reaching views, and offers the prospect of a substantial home built from coursed squared sandstone with ashlar dressings, quoins, gable brick stacks under a Welsh slated roof. Accommodation is arranged over three floors, with spacious rooms with mullions windows. Upon entering the property, the Entrance Hallway which leads to all the principal ground floor rooms; two large Reception Rooms, Kitchen Diner, pantry and two staircases. There is a cellar with an external window. The first-floor accommodation comprises two large double bedrooms and a family bathroom. To the second floor the main staircase leads to two double bedrooms and a separate staircase leads to a further second floor bedroom and all offer the prospect of views over the garden and surrounding countryside. The farmhouse stands in need of complete refurbishment.

Planning Permission:

Planning permission has been granted under application no: 20/00020/LB for listed building consent for refurbishment and single storey rear extension with the removal of two trees to the front.

Externally:

The purchaser will be required to install their own driveway/parking area off the right of way entrance, this area is currently lawned garden.

Garden:

A large garden which sits to the rear and side of the house set within a plot of 0.50 acres with various lawned areas, an orchard with mature fruit trees and a further grass area to the back.

Services:

Mains gas, electric, water and waste are connected. Fibre Broadband is connected to the property.

Tenure and Possession:

The property will be sold freehold with vacant possession upon completion.

Fixtures and Fittings:

Only those referred to in the brochure are included in the sale.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars. We understand a right of way is granted across the neighbouring driveway for access, as shaded blue in the property plan.

Local Authority:

North East Derbyshire District Council, 2013 Mill Lane, Wingerworth, Chesterfield, Derbyshire S42 6NG

Viewing:

Strictly by appointment only through the selling agents Bagshaws Bakewell Office.

Council Tax Band:

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EPC Rating:

The property is listed and therefore exempt.

Method of Sale:

The property is offered for sale by Private Treaty.

Vendors Solicitor:

Elliott Mather, St Marys Court, St Mary's Gate, Chesterfield, Derbyshire, S41 7TD

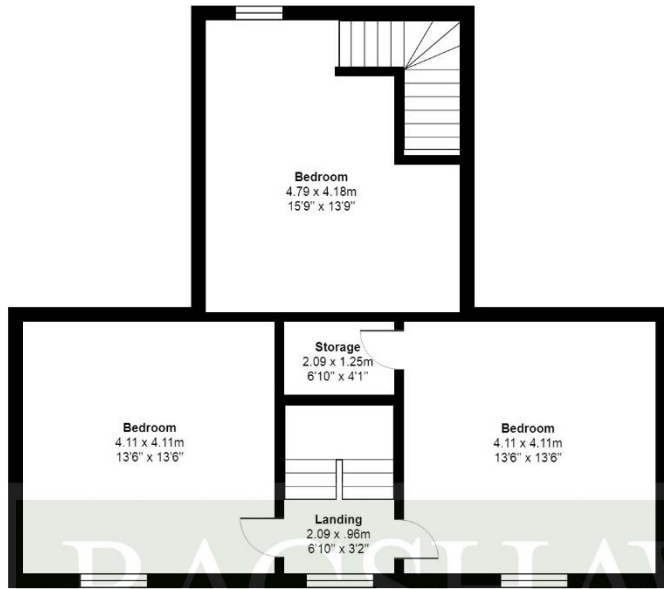
Deposits & Completion:

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2003. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 56 days thereafter, unless stated otherwise at the auction. The sale is subject to a buyer's fee of £400 + VAT (£480 inc. VAT) payable on the fall of the hammer. For on-line buyers only, there is an additional on-line buyer's premium of £300 plus VAT (£360 inc. VAT). Please contact the auctioneers for further details.

Money Laundering Regulations 2017:

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected will not be disclosed to any other party.





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ROSS

Ford

Ford House LB

FB

74.1m +

Weir

SI

+ 75.6m

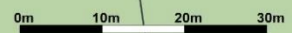
Roadside Barn

Ford Farm

Stepper Barn

Ford Lane

h (um)



91.1m



Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



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