



Moorwood Farm

Stannington



**Moorwood Farm
Stannington
Sheffield
South Yorkshire S6 6GR**



4



3



2



TBC



29.70ac

A rare and exciting opportunity to acquire an attractive equestrian property close to the village of Stannington, and on the outskirts of the City of Sheffield.

The property includes a farmhouse, two holiday cottages, a barn with planning consent for residential use, wide range of modern and traditional buildings, stabling, menage and land.

In total, the property extends to 32.51 acres (13.13 hectares).

Offers Over £1,950,000 for the whole



Bakewell Office - 01629 812 777



Bakewell@bagshaws.com



Farmhouse

An attractive and imposing stone built detached farmhouse, south facing and commanding impressive views over the Rivelin Valley and countryside beyond.

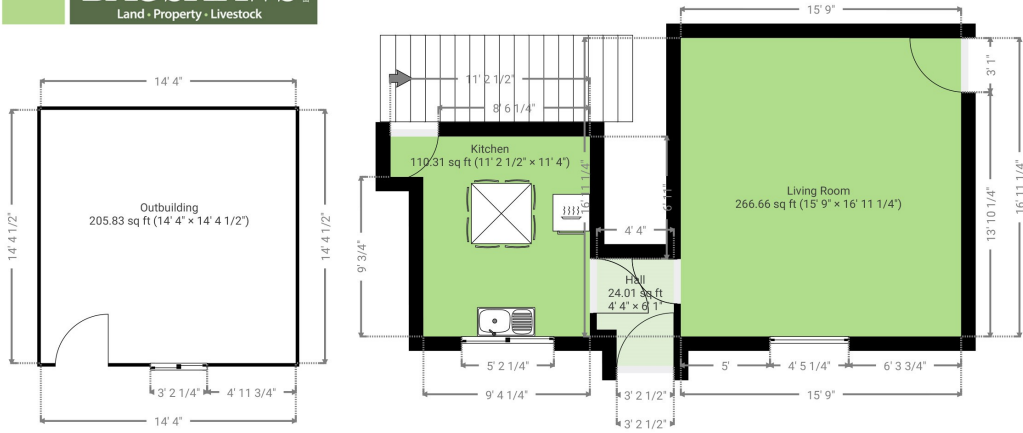
The farmhouse is currently being utilised as two, two bedroom semi detached residences, however, could be converted into one residence as originally constructed.

The farmhouse benefits from an attractive front garden, laid to lawn and south facing, further enjoying the far reaching, uninterrupted views.



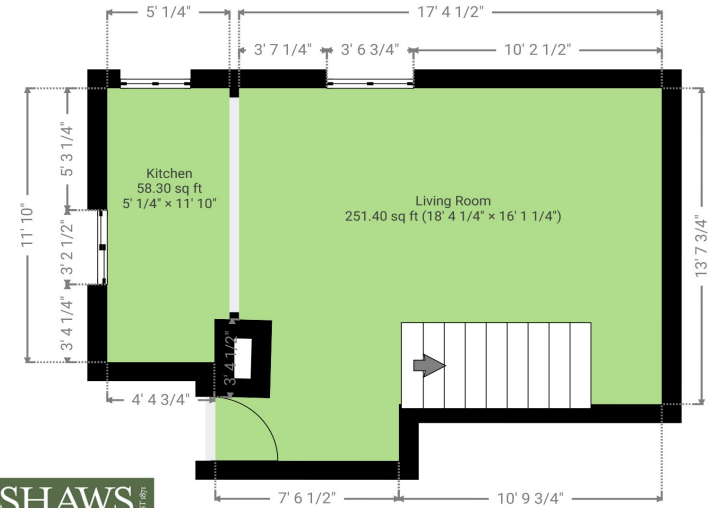
▼ Ground Floor

TOTAL AREA: 606.43 sq ft • LIVING AREA: 400.74 sq ft • ROOMS: 3



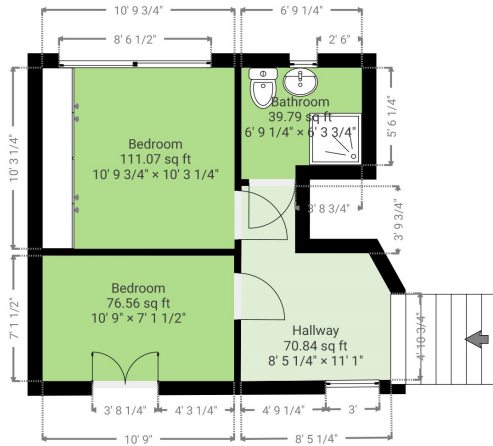
▼ Ground Floor

TOTAL AREA: 309.51 sq ft • LIVING AREA: 309.51 sq ft • ROOMS: 2



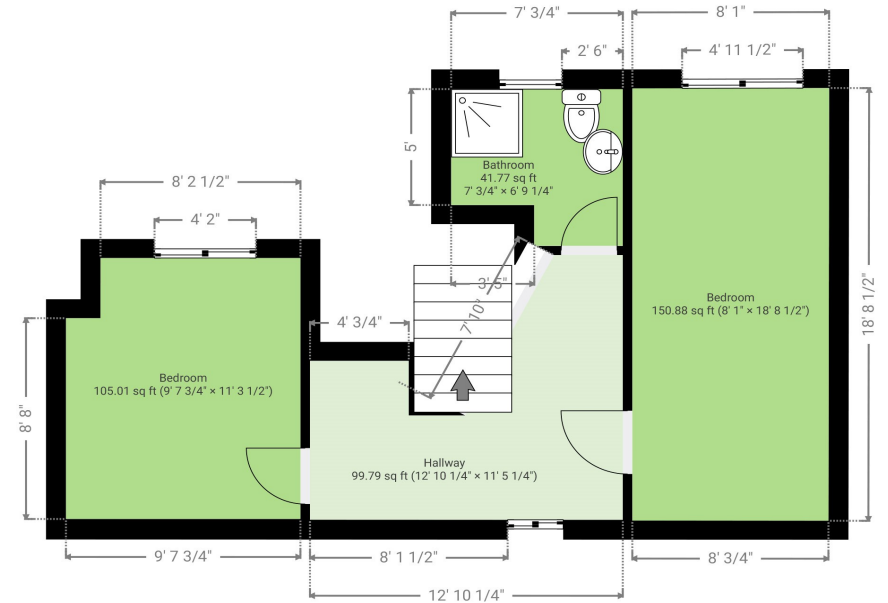
▼ 1st Floor

TOTAL AREA: 298.12 sq ft • LIVING AREA: 298.12 sq ft • ROOMS: 4

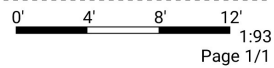


▼ 1st Floor

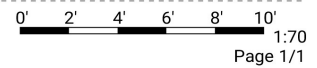
TOTAL AREA: 397.18 sq ft • LIVING AREA: 397.18 sq ft • ROOMS: 4



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Shire Barn Stables and The Cart Shed

The stone built cottages were converted from barns and have been used as holiday cottages, providing a useful income for the property.

The cottages have both been maintained to a high standard and are very well presented. They are offered as a going concern with the future bookings included.

Shire Barn Stables offers three double bedroom accommodation over two storeys, with spacious ground floor accommodation. The Cart Shed is a one bedroomed single storey dwelling.



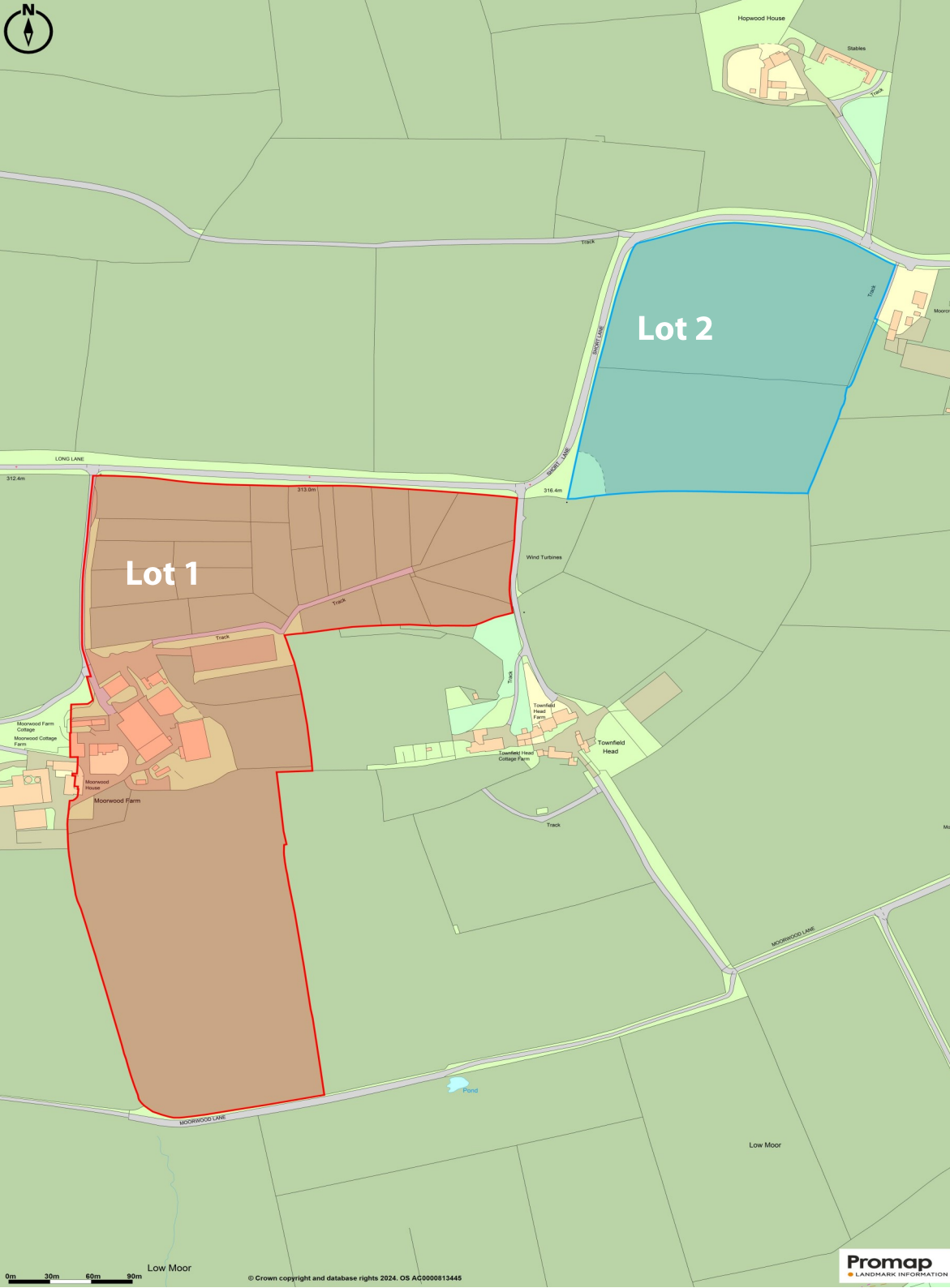
Buildings

There are a range of buildings at the property, which currently support a livery business with stabling for 30, in addition to general storage, fodder and machinery storage.

- A range of modern steel portal framed buildings with profile roofs, concrete block walls, part Yorkshire boarding and steel cladding, used for equestrian housing/stabling, and storage purposes. Part of the building is currently utilised as an indoor sand menage.
- A 5-bay concrete block store/tack room with profile roof
- 1x traditional stone-built shed used for equestrian storage purposes
- A floodlit 20x40m sand and rubber menage
- 1x steel portal framed workshop
- 1x steel portal framed storage room/garage
- A range of shipping containers used for office/café purposes
- A two storey, stone-built barn with the benefit of planning consent for residential conversion

The property also includes hardstanding areas surrounding the building to offer parking for large vehicles, machinery and produce. There is also a substantial hardcore area used for livery and holiday cottage customer parking.





Land

Lot 1:

The land extends in its entirety to 20.18 acres of pasture, suitable for a mixture of both mowing grazing for all types of livestock and horses, and divided by a mixture of post and wire/electric and stone wall fencing. Furthermore, the land is principally gently sloping in gradient, and benefits from roadside access, and being accessible with modern farm machinery.

The land is classified as Grade 4 under the MAFF Agricultural Land Classification scheme with soils being classified as freely draining slightly acid loamy soils, which is common to much of the land within the area.

Lot 2:

Lot 2 comprises 9.52 acres of pasture, divided into two parcels, and considered suitable for a mixture of both mowing and grazing for all types of livestock and horses. Furthermore, the land is principally gently sloping in gradient, bounded by way of dry stone walls, and benefits from convenient roadside access.

Lot 2 is subject to the same comments in relation to the classifications affecting Lot 1.





General Information

Services

Mains electric, together with Mains water and private drainage, and oil fired central heating.

Sporting & mineral rights

We understand these to be included in the sale as far as they exist.

Tenure & possession

Moorwood Farmhouse will be sold as vacant possession.

The Holiday accommodation will be sold with holiday bookings as a going concern.

The equestrian facility will be sold with livery in situ.

Rights of way, wayleaves, & 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.

Fixtures & fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local authority

Sheffield City Council, Town Hall, Pinstone Street, Sheffield, S1 2HH.

Council tax band

Band F

EPC Rating

E

Viewing

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office 01629 812777.

Vendors solicitor

TBC

Method of sale

This property is to be sold by Private Treaty.

Directions

From Stannington Village, use Stannington Road (B6076) travelling West, at "The Peacock" pub take a left onto Uppergate Road, continue on for 250m before turning right to continue on Uppergate Road, which then continues onto Riggs High Road, continue on this road for Approximately 1 mile, where Lot 2 will lie on the left hand side, another 500m thereafter, Lot 1, Moorwood Farm will lie on the left hand side.

Travelling East on the A57:

Turn left onto the A6101 in Rivelin, shortly thereafter turn left onto Rails Road continue here until joining Bingley Lane, then Hopwood Lane, take a left onto Reynard Lane then Left onto Riggs High Road at the T Junction. Continue here for 1 mile for Lot 2, a further 500m for Lot 1.

What3words

Lot 1: ///learn.credit.lungs

Lot 2: ///butter.rips.avoid

Money Laundering Regulations

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.

Agents Note

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or 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 and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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