



Buildings at Mount View Farm

Spinkhill, Sheffield



Buildings at Mount View Farm

Parkhall Lane

Spinkhill

Sheffield

S21 3YD



47 acres

Mount View Farm offers an opportunity to acquire a range of traditional outbuildings with full planning for conversion to six dwellings, with the option to purchase up to 47 acres (19.02 ha) of adjoining grassland in lots, available by separate negotiation.

For Sale by Private Treaty

Guide Price for the Building Development and Yard:

£1,200,000 as a whole

Or

Lot 1 Guide Price £500,000

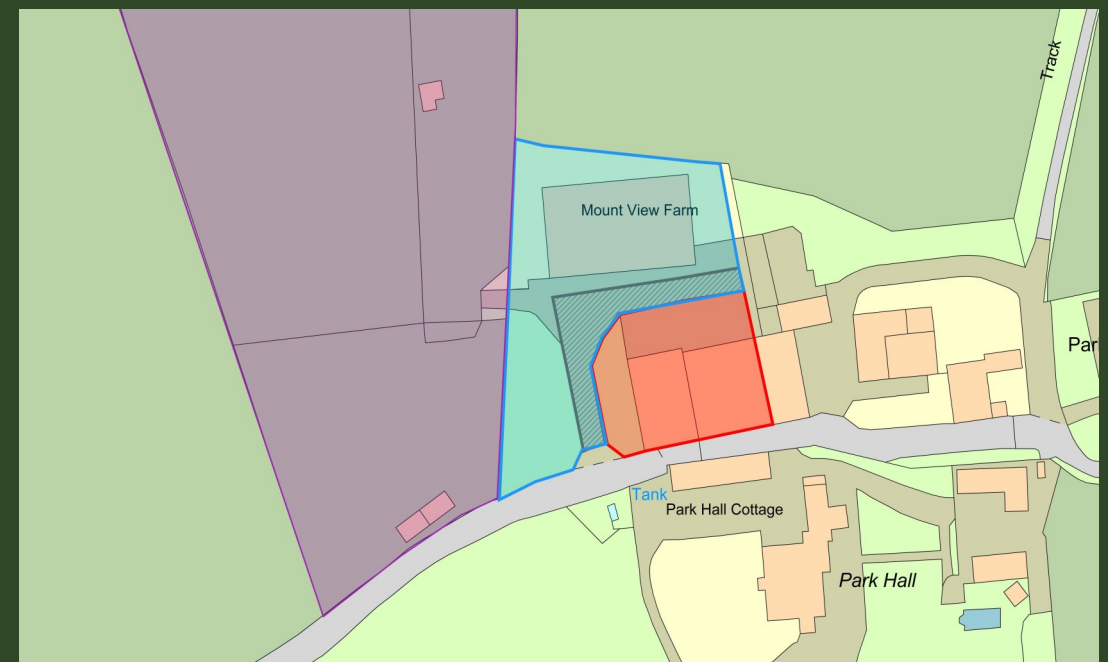
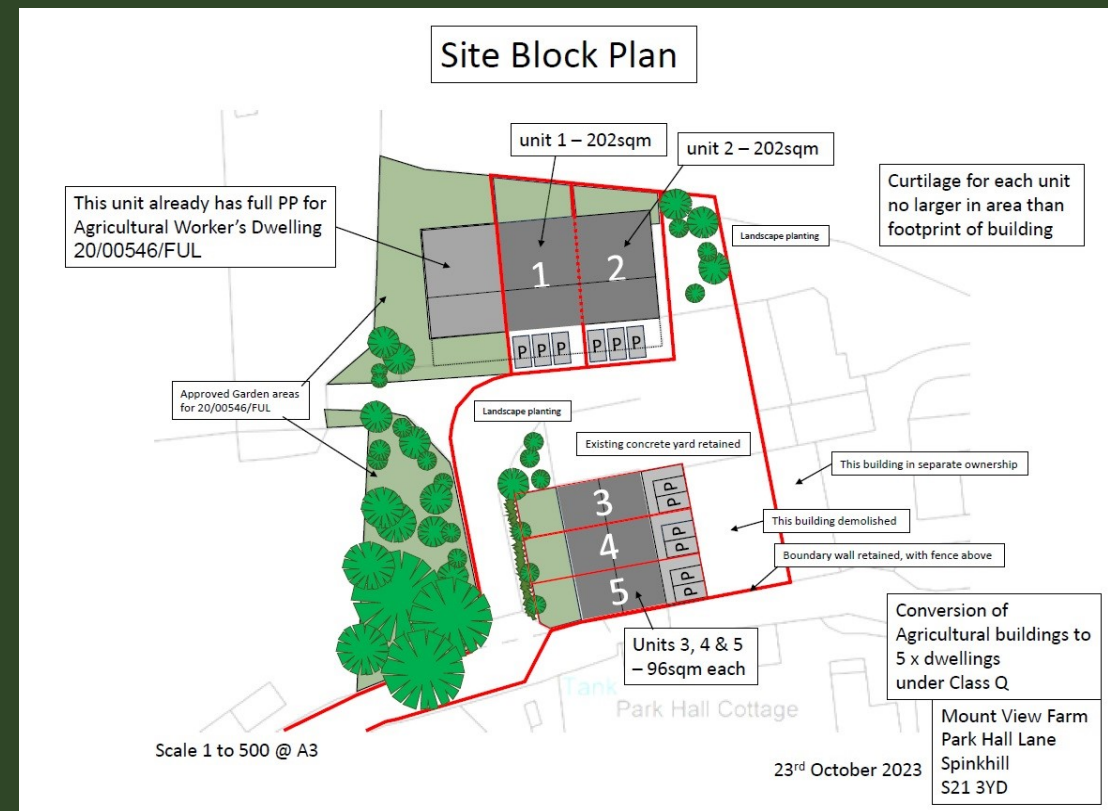
Lot 2 Guide Price £750,000



Bakewell Office: 01629 812777



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Location

Mount View Farm is located on the edge of the popular village of Spinkhill, offering rural outlooks whilst remaining close to amenities. The farm occupies an accessible location being a short distance along Parkhall Lane. The village of Spinkhill boasts a Catholic Church, primary school, a large private school, a public house and a café. Nearby towns and villages offering a wider range of amenities include; Killamarsh to the north (1.9 miles), Clowne to the southeast (4.2 miles), Dronfield to the west (8.4 miles), Chesterfield to the southwest (8.9 miles), and Worksop to the east (11.4 miles). The city of Sheffield sits just 11.8 miles to the northwest, within easy commutable distance, as well as the village offering a regular bus service.

Description

Development Site

The sale offers a rare and exciting opportunity to purchase a development site with the benefit of planning permission for conversion of agricultural buildings to create six new spacious dwellings. The site has existing vehicular access off Parkhall Lane through a large entrance gateway leading to a concrete yard area. The site currently comprises the two agricultural buildings which are to be converted, together with a further building which is to be demolished as part of the planning permission. One of the proposed dwellings was granted planning permission for an agricultural workers dwelling under the planning reference listed below.

The five proposed dwellings granted under the class Q route are situated on one floor offering two different sizes. The planning permission gives each dwelling parking and garden areas, with country outlooks. The entire site extends to approx. 1 acre which is also available in two lots as described below:

Lot 1—Shown in Red on the plan: Guide Price £500,000

The Southern building is internally divided into three proposed dwellings, which will briefly comprise a spacious, modern living dining kitchen, three bedrooms, two with ensuite facilities and a family bathroom.

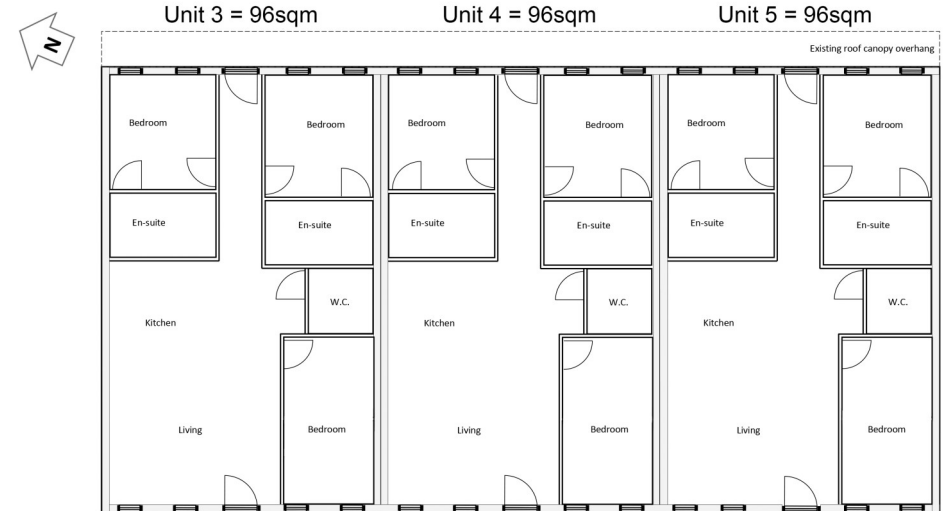
Lot 2—Shown in Blue on the plan: Guide Price £750,000

The North building will also comprise three dwellings, two under class Q and one being the agriculturally tied dwelling. The two class Q dwellings will offer similar accommodation briefly comprising a large living dining kitchen, a separate snug/office, along with a utility room and a w.c. cloakroom. There are three double bedrooms all with ensuite facilities.

The agriculturally tied building has accommodation over two storeys, comprising a large open plan living dining kitchen, a utility and boot room, a large living room and an office. There are stairs rising to the first floor, with four double bedrooms, the master bedroom boasting an ensuite, and a family bathroom. The accommodation on offer would be extensive and flexible, suited to family life and provides ample space.

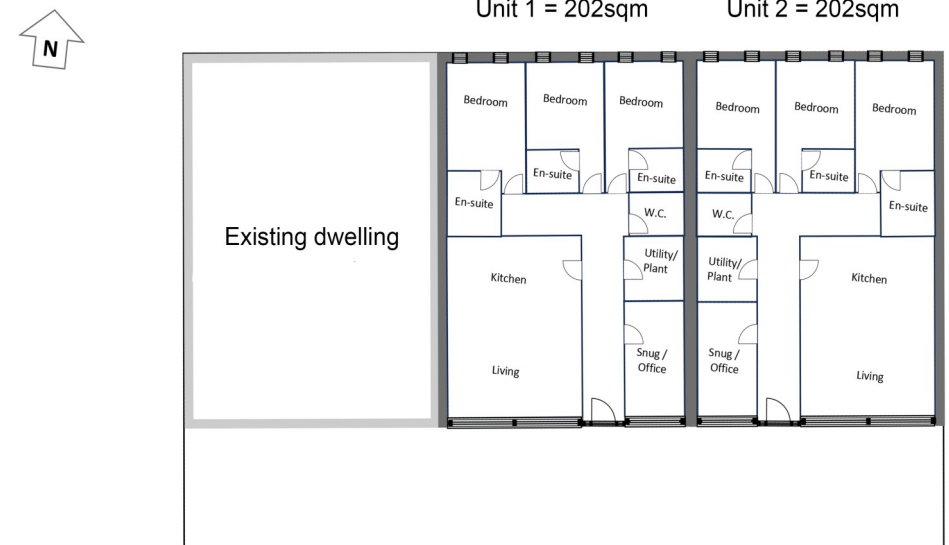
Mount View Farm

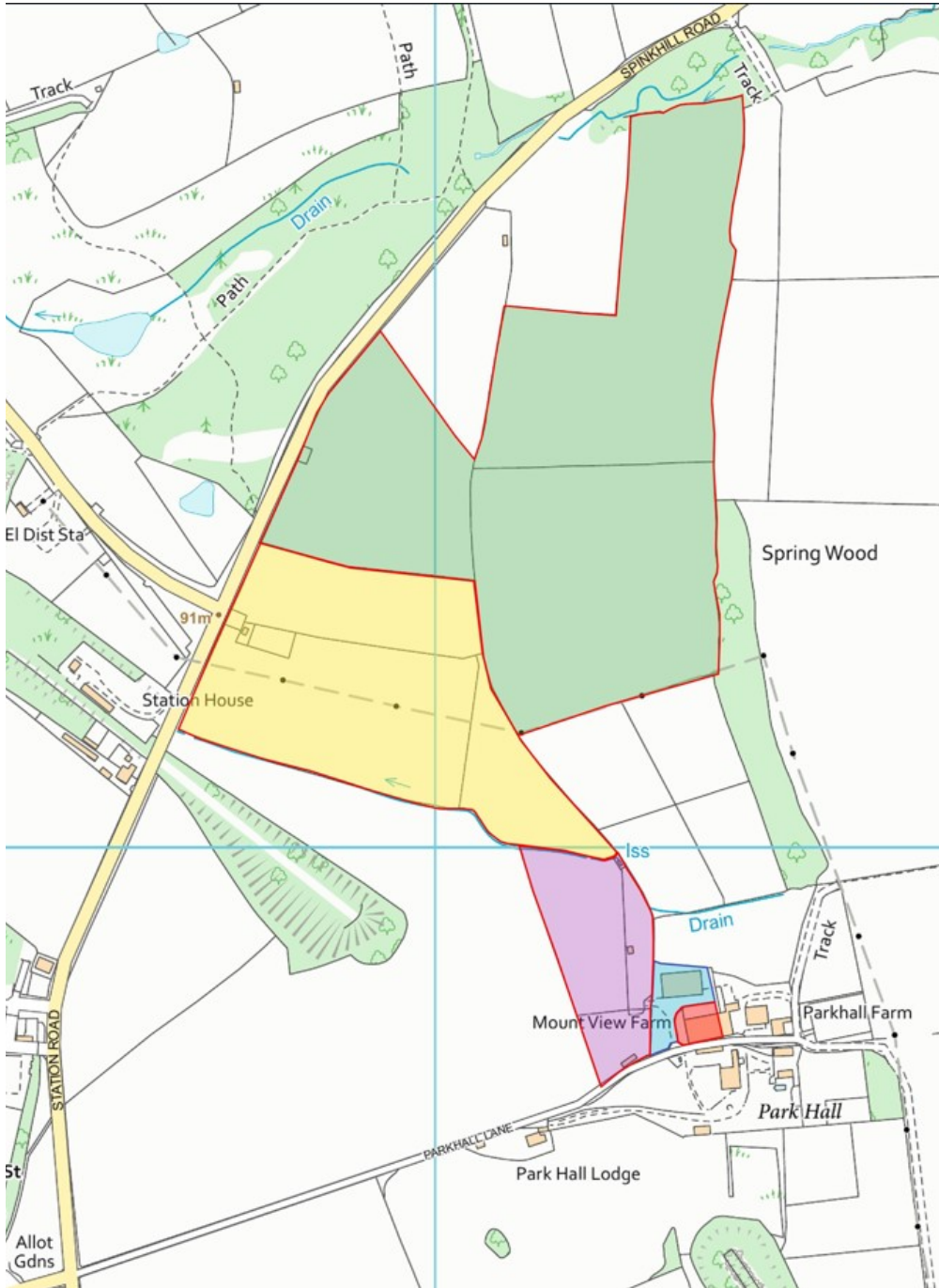
South Building - Floorplan



Mount View Farm

North Building - Floorplan





Land

A block of grassland can be purchased in various lots as described below all of which have been previously farmed and more recently used for horse grazing.

Lot 3: Shown highlighted in Purple – 3.85 acres - £50,000

A parcel of grassland which is split into two main paddocks with fencing and hedgerow boundaries. The land has access off Parkhall Lane.

Lot 4: Shown highlighted in Green – 29.53 acres - £300,000.

A sizeable block of grassland split into various paddocks with a hardcore track leading from the road providing access to the top fields. There is a mixture of hedgerows and post and wire fencing with access from Spinkhill Road.

Lot 5: Shown highlighted in Yellow – 13.60 acres - £175,000.

A parcel of grassland with road access from Spinkhill Road with a hardcore entrance. There are four main fields with a mixture of post and wire fencing and hedgerows.

Overage Clause

Lot 3, 4, and 5 will be sold with a development overage of 20%, that would apply to the uplift in value arising from any planning consent for non agricultural development for the period of 25 years from completion.

Planning Permission

The site has Outline planning permission with detailed plans, granted by Bolsover District Council with All Matters reserved and listed below;

- For the change of use of agricultural buildings to 5 dwelling houses, granted in December 2023 (Ref; 23/00537/DETA2R).
- Part change of use of building to provide an agricultural workers dwelling, granted in January 2021 (Ref; 20/00546/FUL)

All copies are available upon request, or via the Local Planning Authority website.

General Information

Viewing

Strictly by appointment through the selling agents Bagshaws Bakewell Office

Services

We understand that mains water and electricity are connected to the site. The buyer will be reasonable to insert the required waste services.

Fixtures and Fittings

Only those items referred to in these particulars are included in the sale.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Tenure & Possession

The property will be sold freehold with vacant possession upon completion

Local and Planning Authority

Bolsover District Council, The Arc, High Street, Clowne, S43 4JY

Timber and Sporting Rights

The property is sold freehold with vacant possession granted upon completion.

Method of Sale

The property is for sale by Private Treaty.

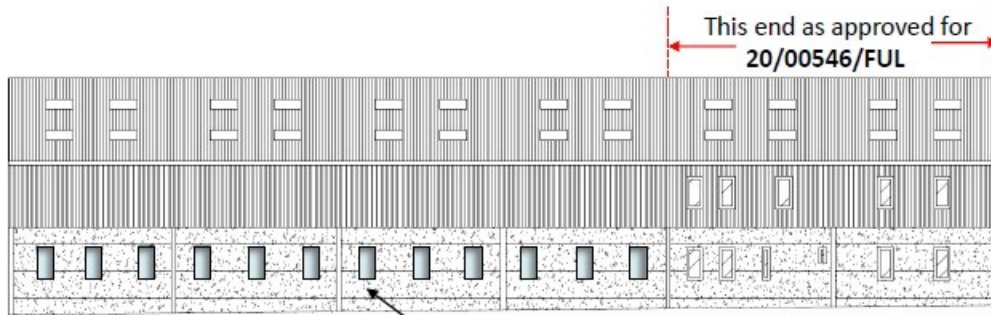
Directions

From the centre of Killamarsh, head south on the high street, merging onto Uppertorpe Road. Continue along the road, heading out of the village into more rural scenery, take the first right onto Spinkhill Road. Follow the road for just under a mile before turning left at the crossroads onto Parkhall Lane. The property can be found approx. 600 metres on the left-hand side, indicated by our for-sale board.

Agents Note

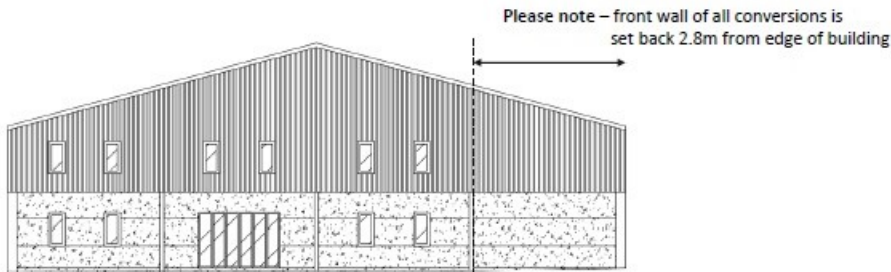
Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance 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.



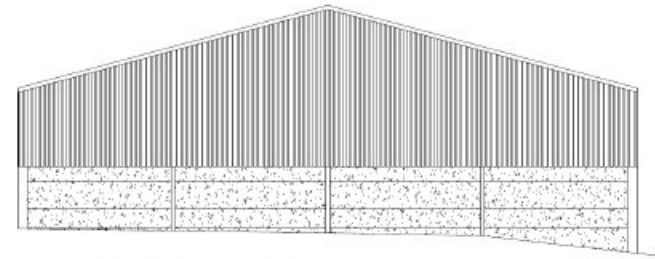


North Elevation

Windows inserted to serve 2 x dwellings



West Elevation - As approved for 20/00546/FUL
(no changes)



East Elevation - no changes



South Elevation

Windows and Doors inserted to serve 2 x dwellings

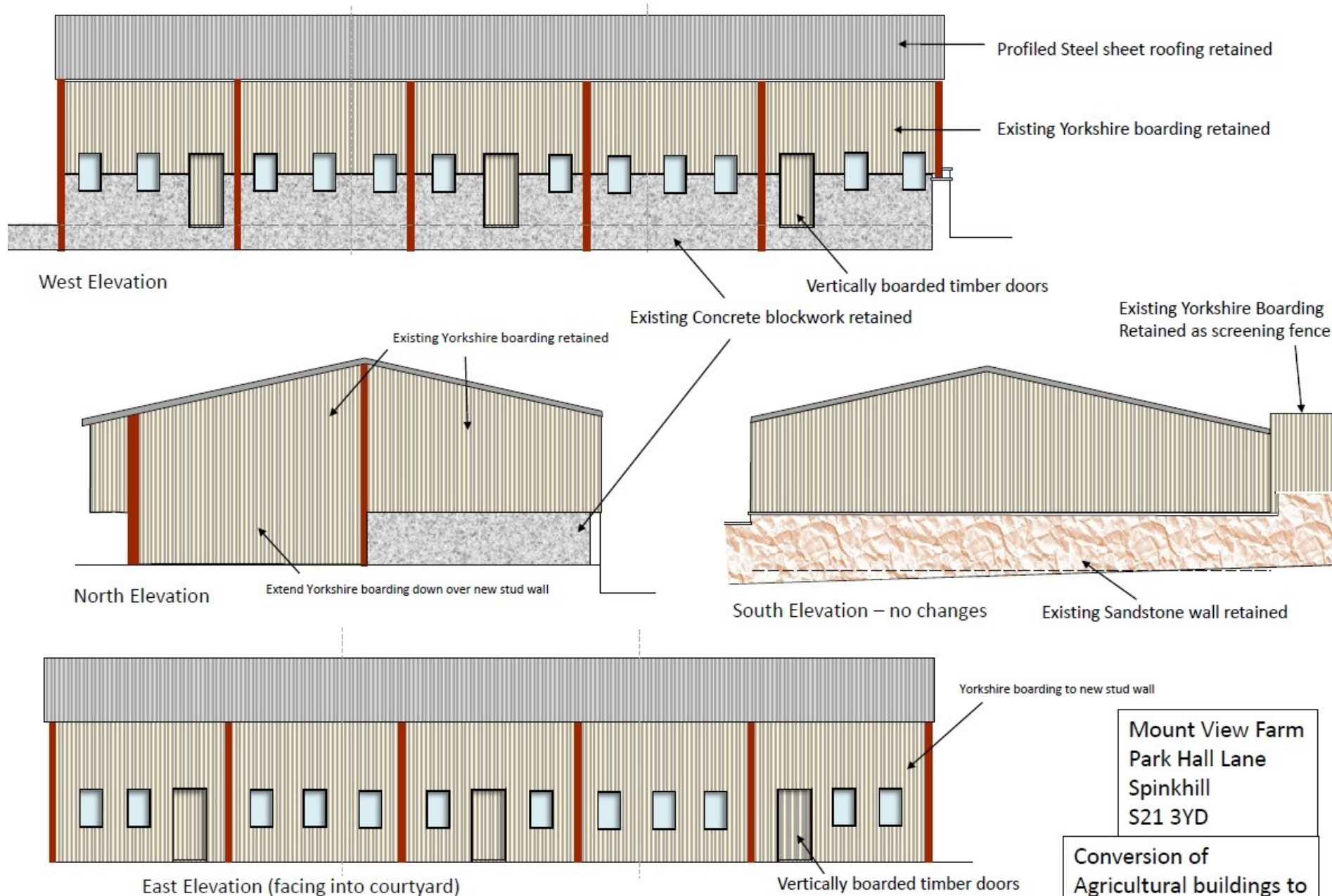
Yorkshire boarding to new stud wall

Scale 1:200 @ A3

Existing/Proposed Elevations – North building

Mount View Farm
Park Hall Lane
Spinkhill
S21 3YD

Conversion of
Agricultural buildings to
5 x dwellings
under Class Q



AMENDED Proposed Elevations – South building

Mount View Farm
 Park Hall Lane
 Spinkhill
 S21 3YD

Conversion of
 Agricultural buildings to
 5 x dwellings
 under Class Q

Scale 1:100 @ A3



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