



99A Akeferry Road  
Doncaster, DN9 2NF  
£995,000

*Bella*  
properties



**Shepherds Place farm offers a rare opportunity to purchase a thriving multi-faceted leisure business that has grown extremely popular in the community with two on site cafes, vintage tea room, farm shop, ice cream parlour/diner, educational classrooms, large indoor play barn and outdoor play facilities.**

**Sitting on a 4.2 acre site there is potential for further development, including full planning permission for a four bedroom detached home adjacent to the existing garage and living studio.**

**The site offers numerous barns, outbuilding's, animal pens and shelters, two ponds, large glass tropical house, carparks and running water and electricity throughout the site.**





### **The Lambing Shed Play Barn**

A spacious reception with a serving counter connected to the kitchen provides a perfect customer serving location overlooking the play barn and extensive seating area. Hot and Cold food, snacks and drinks are available from the café. The incredible contained play space offers ball pools and climbing areas as well as slides and a separate smaller area for younger children and is all in sight of parents to relax and chat with a drink and a bite to eat. There are Male, Female and Disabled toilets and a further upstairs party area.

### **Café Building**

With cafés to two locations within the site including the play barn. The well know Café to the front of the site has three main areas, Netty's Tea Rooms - perfect for afternoon tea and cakes with décor that reflects a traditional English tearoom. A farm shop separates and an Ice cream parlour/Diner with a complete retro seating booths. A catering kitchen with equipment and appliances serves the cafes. There is also an office and two storage rooms to the building

### **Education**

There are two classrooms with a cloakroom connected to the rear of the café block where children learn about animals and the environment.

### **Petting Centre Barn**

A brick and block-built barn has holding pens for different animals giving children the opportunity to go in and pet the animals. The building which houses the petting barn has a central section with a reptile room and storage rooms and a further large barn. Outside of the play barn there is a workshop to the rear.

### **Farm & Out Buildings**

A selection of timber animal accommodation and field shelters with secure fencing, are arranged in walkways allowing visitors to observe at leisure.

### **Planning Permission**

There is full planning permission PA/2011/0390 for a detached four-bedroom home with a detached garage. The

garage has been built as part of this planning therefore allowing the house planning to remain in place. This should be clarified with solicitors and the planning department prior to purchase. The garage has a workshop within, and a side entrance gives access to a first-floor studio.

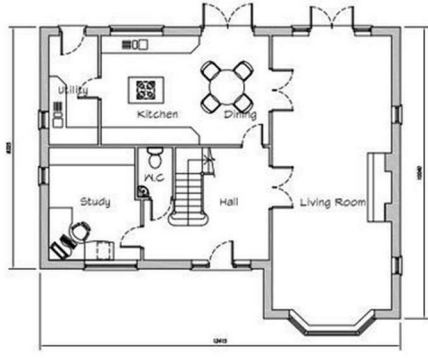
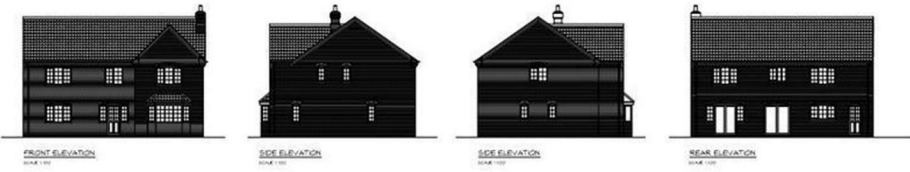
### **Note**

All details of revenue disclosed at the sellers approval on enquiry with the selling agent.

### **Disclaimer**

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.





**ELEVATION MATERIALS:**

- Roof: Dark grey, green, black, panes and half round ridge tiles
- Walls: Cream facing bricks to be Interchange Partner Terracotta also. Solder and black to be in main facing brick.
- Windows: White PVC-U double glazed units.
- Doors: White PVC-U double glazed units.
- Handicap: Green.
- Back P of 2nd floor: Half round section gables on the end and handrails to be on concrete steps.
- Handrails: Black PVC-U double glazed units.

Drawn by:	Checked by:	Scale:
Project Manager:	Project Manager:	Project Manager:
Proposed Dwelling at: Singer's Place Farm Grabbons Hilting		
PROPOSED PLANS & ELEVATION		
Drawn by:	Checked by:	Scale:
Project Manager:	Project Manager:	Project Manager:
6356-01		







96-28605  
5038296  
88804B  
203-719  
6994-WA  
446 KXH  
1065-5-55  
MATTLE

HOT  
Chocolate

ROUTE 66

JESS & EM'S  
Ice Cream  
Cakes  
Pastries

CLASSIC

RESTAURANT

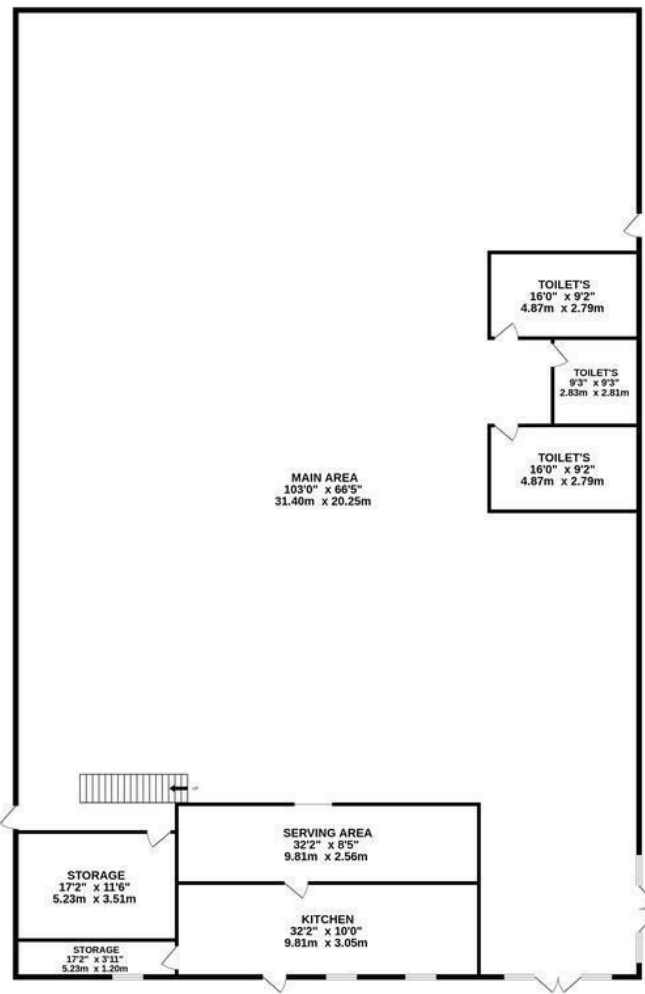
1935-5-1-8

DOG  
BE  
WITH  
FRI

Coffee

LAMING SHED  
6843 sq.ft. (635.7 sq.m.) approx.

WORKSHOP  
711 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 7554 sq.ft. (701.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
		EU Directive 2002/91/EC