



Fenwick Grange, Fenwick, Doncaster
106.44 Acres (43.08 Hectares)





Fenwick Grange, Fenwick, Doncaster, DN6 0HW

An exciting opportunity to acquire an attractive farm extending to 106.44 Acres in total.

Fenwick Grange is conveniently located between the villages of Sykehouse, Moss and Fenwick, approximately 9 miles north of Doncaster, and with good access to the wider South Yorkshire region.

The property is available as a whole or in 3 lots as defined below:

Lot 1 – 4 bedroom farmhouse with traditional range of brick buildings (with scope for further development) and more modern buildings set within 65.83 acres of agricultural land (Shaded Red on Site Plan)

Guide Price £1,080,000

Lot 2 – 27.34 acres of grass land with access from Flashley Carr Lane off the Western boundary (Shaded Purple on Site Plan)

Guide Price £230,000

Lot 3 – 13.27 acres of grass land with access also from Flashley Carr Lane (Shaded Blue on Site Plan)

Guide Price £115,000

Guide Price: £1,425,000 (The Whole)

York Auction Centre, Murton
York YO19 5GF

t: 01904 489731

e: enquiries@stephenson.co.uk

stephenson.co.uk



Vendor's Solicitor:
Crombie Wilkinson
6 Park Street
Selby
YO8 4PW

Tel: 01757 708 957



StephensonsRural

SR
Est. 1871



Fenwick Grange is a wonderful property which would suit a range of buyers, the farm is offered as a whole or in 3 lots.

The farmstead is set on its own, predominantly in a ring fence and is set well back from the road with its own private driveway.

The traditional farm buildings are immediately to the west of the farmhouse and lend themselves to further development subject to the appropriate consents.

Directions

Take the A19 north towards Askern. After approximately 5 miles, turn onto Moss Road then bear left when you reach Flashley Carr Lane. Follow this road north for about half a mile; Fenwick Grange will be on your left. A StephensonsRural sale board will identify the main farm access.

THE FARMHOUSE

Fenwick Grange Farmhouse is a detached brick-built two storey dwelling under a tile roof with UPVC windows and doors throughout. The dwelling benefits from plastic rainwater goods and a carport to the west.

Kitchen

6.82m x 4.39m (22'5 x 14'5)

With vinyl floor, units at low and high level with stainless steel sink, space for dishwasher and space for washing machine. There is a woodburner and a rear external door.

Pantry

With vinyl floor and fitted shelving, the Pantry houses the combi boiler.

Hall

With storage cupboard.

Sitting Room

4.96m x 3.98m (16'3 x 13'1)

With carpet flooring, unused fireplace and a fitted bar unit under the stairs.

Family / Dining Room

6.11m x 4.91m (20'1 x 16'1)

With carpet floor, fireplace, fitted arches and external door.

Landing

Large landing with carpet floor, exposed beams and fitted cupboard.

Bedroom 1

4.95m x 4.80m (16'3 x 15'9)

Double room with carpet floor and fitted cupboards.

Bedroom 2

4.95m x 4.10m (16'3 x 13'5)

Double room with carpet floor and fitted wardrobe.

Bedroom 3

3.38m x 2.43m (11'1 x 8'0)

Double room with carpet floor

Bathroom

With vinyl floor, bath, shower, aquaboarding to the walls and a former airing cupboard now used for storage.

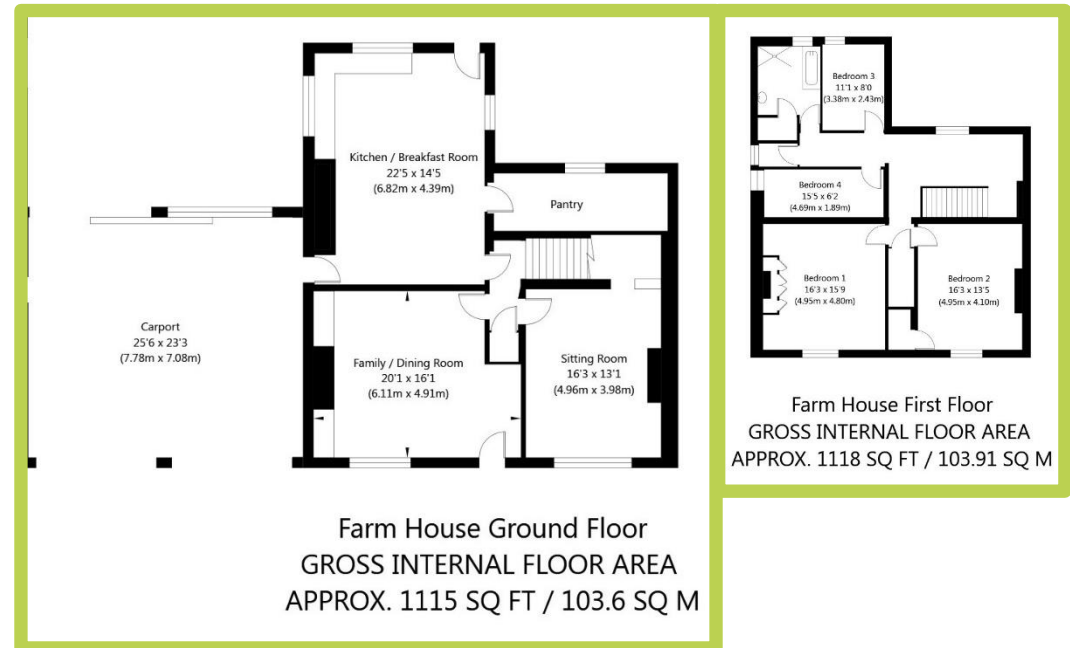
WC

With vinyl floor, WC and sink.

Bedroom 4

4.69m x 1.89m (15'5 x 6'2)

Single room with carpet floor.





FARM BUILDINGS

The Buildings are located to the west and north of the dwelling and comprise of a range of traditional brick buildings and some modern storage buildings. The Buildings are described in more detail below:

Building 1

735 sq ft

Traditional brick building with concrete floor used as a garage and open-fronted.

Buildings 2 & 3

1460 sq ft

Brick lean-to with asbestos roof.

Traditional two storey brick building with a concrete floor and a tile roof. This is the former cow house.

Building 4

1800 sq ft

Traditional two storey brick character building with concrete floor and flags. The buildings roof has collapsed and the building is therefore open to the elements.

Building 5

2700 sq ft

This is the fold yard which is a concrete portal framed building with brick walls to two sides under an asbestos roof and a hardcore floor.

Building 6

1800 sq ft

Steel portal framed Dutch barn with a hardcore floor and concrete panelled walling to west elevation.

Building 7

770 sq ft

Concrete portal framed open sided building under an asbestos roof and with panel walling to 5ft.

Building 8

6289 sq ft

Steel portal framed open sided storage building under a tin sheet roof and with a hardcore floor throughout. Lean-to to west elevation.

Building 9

520 sq ft

Brick stables with a felt roof.

Building 10

480 sq ft

Brick stables under a tile roof with a concrete apron.

Building 11

400 sq ft

A timber frame block of three stables with felt roof.

The Lodge within the farmyard is excluded from this sale but may be available by separate negotiation.





LAND:

Fenwick Grange is offered for sale as a whole or across 3 lots extending in total to 106.44 Acres (43.08 Hectares) comprising 100.83 Acres of grassland along with the homestead and a small area of woodland.

The land is classified as Grade 4 on the Agricultural Land Classification and the soils fall within the Foggathorpe 2 Soil Series, being described as slowly permeable stoneless clayey and fine loamy over clayey soils suitable for cereals and grassland. Lot 1 and 2 are connected with an overground water supply from the farmstead and Lot 3 benefits from a mains water supply.

Lot 1 is accessed down a private drive from Flashley Carr Lane.
Lot 2 is accessed directly off Flashley Carr Lane.
Lot 3 is accessed via Lot 1 and also off Flashley Carr Lane.

Lot Colour	Lot No.	NG Ref	Description	Area	
				Ha	Ac
Red	Lot 1		House, Farm Yard and Buildings	0.99	2.44
		2610	Grass	0.80	1.97
		2602	Grass	0.73	1.81
		3710	Grass	0.11	0.27
		3613	Grass	0.19	0.48
		3717	Grass	0.28	0.70
		3326	Grass	1.71	4.22
		3929	Grass	0.97	2.40
		2625	Grass	1.53	3.79
		0109	Grass	6.30	15.58
		9098	Grass	4.06	10.04
		1527	Grass	4.17	10.23
		9731	Grass	4.81	11.90
	Lot 1 Total:			26.65 Ha	65.83 Ac
Purple	Lot 2	6693	Grass	7.35	18.17
		8503	Grass	2.43	6.00
		7905	Track & Woodland	1.28	3.17
	Lot 2 Total:			11.06 Ha	27.34 Ac
Blue	Lot 3	3755	Grass	5.37	13.27
	Lot 3 Total:			5.37 Ha	13.27 Ac
	TOTAL AREA:			43.08 Ha	106.44



GENERAL INFORMATION:

Services

Mains water and electric are connected to the House and heating is currently provided through Calor gas tanks. Draining is to a private septic tank.

Fixtures and Fittings

Unless specified in these details, the fixtures and fittings relating to any of the property, buildings and land are not included in the sale but may be available by separate negotiation.

Wayleaves and Easements

The property is sold subject to all wayleaves and easements whether mentioned in these particulars or not. Local electricity lines cross Lot 1 & Lot 3.

Public Rights of Way

The property is sold subject to all rights of way, public or private, whether mentioned in these sales particulars or not. The Vendors' are not aware of any public rights of way crossing the land.

Basic Payment Scheme

The Vendors will retain any future de-linked payments under the Basic Payment Scheme. The purchaser will indemnify the Vendor against any non-compliance from the date of completion.

Nitrate Vulnerable Zone (NVZ)

The land falls within a NVZ which will limit the times of year fertiliser can be applied.

Sporting and Mineral Rights

These are included in the sale, in so far as they are owned.

Local Authority

City of Doncaster Council, Civic Office, Waterdale, Doncaster DN1 3BU
Phone: 01302 736000

Tenure

We have not had sight of the title deeds; however, we have been advised the property is freehold and vacant possession can be gained of the whole premises immediately.

Energy Performance Certificate

Fenwick Grange Farmhouse is assessed in Band F.

Council Tax

Fenwick Grange Farmhouse is assessed in Council Tax Band E.

Plans and Measurements

The plans, areas and measurements provided are for guidance and subject to verification with the title deeds. It must be the responsibility of any prospective Purchaser to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.

Method of Sale

The land is offered for sale by private treaty as a whole, or in three lots. The Vendor reserves the right to conclude the sale by any means.

VAT

It is understood that the property is not assessed for VAT and any offers made are on the basis that VAT will not be charged on the purchase price.

Anti-Money Laundering Regulations

The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential Purchasers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

What3words

///chickens.umbrellas.refained

Viewing and Registration

Strictly by appointment through the Selling Agents, Stephensons Rural, only.

Please note if you have downloaded these particulars from our website you must contact the office to register your interest or you will not be included on future mailings regarding this sale.

Please also register at www.stephenson.co.uk for regular email updates.

Agent Contact

Stephensons Rural, York Auction Centre, Murton YO19 5GF

T: 01904 489 731

Johnny Cordingley MRICS FAAV

e: jc@stephenson.co.uk

Mary Foster MRICS FAAV

e: mary.foster@stephenson.co.uk

Vendor's Solicitor

Crombie Wilkinson, 6 Park Street, Selby

Tel: 01757 708 957

Date of Information

Particulars prepared & Photographs taken – June 2025

Reference – 23337/JC/MEF

