



BOWESLYON

131 Grange Lane, Thorpe Hesley, Rotherham, S61 2SQ

**Residential smallholding currently operating as a Boarding Kennels
with scope for alternative use**

Viewings by Appointment only

**Guide Price: Offers in the Region of £420,000
Subject to Contract**

WILBYS

CHARTERED SURVEYORS

BOWESLYON

Thorpe Hesley, Rotherham

GUIDE PRICE: £420,000 STC

Occupying a convenient location and adjacent to the M1 motorway, Boweslyon comprises a two-bedroom detached house with adjoining paddock of 4.23 acres together with a range of outbuildings

Location and Directions:

The property is located to the south of Thorpe Hesley, and within two miles of Rotherham town centre and the Meadowhall shopping complex.

From the M1 motorway exit at junction 35, and follow the A629 Upper Wortley Road towards Rotherham. After approximately half a mile when in the village of Thorpe Common, turn right onto Grange Lane. Boweslyon stands on the right-hand side of the road, before the underpass beneath the M1 motorway.

Postcode: S61 2SQ

What3Words: hedge.sober.wing

Description:

The dwelling is constructed of brick under a pitched blue slate roof and painted to all elevations. It has a single storey side extension with corrugated sheeted roof.

The accommodation briefly comprises:-

Ground Floor

Front entrance porch

Living Room (4.28m x 4.27m) with inset fireplace, tiled surround and beamed ceiling.

Sitting Room (4.27m x 3.90m) with fitted electric fire and surround, patio doors and bay window.

Dining Room (5.54m x 4.48m) overall, being split level with skylight window.

Kitchen (2.71m x 2.54m) having stainless steel sink unit and range of fitted worktops and units.

Boot Room (3.02m x 1.82m) currently used as whelping and nursery area

Side Entrance Lobby

Shower room (2.42m x 1.60m) having low level W.C., hand-wash basin and walk-in shower unit.

Grooming Parlour comprising reception, grooming room (3.52m x 2.42m) and drying area (2.42m x 1.72m).

First Floor

Staircase and landing to:-

Master Bedroom (4.30m x 3.90m) having fitted wardrobes and cupboards.

Bedroom Two (3.31m x 2.80m) leading to:-

Bathroom (3.31m x 1.40m) having white suite comprising boxed-in bath, pedestal hand-wash basin and low level W.C., fitted cylinder/airing cupboard with immersion heater.

Outbuildings

Currently operated as boarding kennels, the outbuildings comprise of single storey ranges of mixed construction which can accommodate 62 dogs.

Arranged around a series of closed exercise yards, the buildings also include a reception area.

There are various additional pens currently used by the Vendors' dogs.

Amenity Land

Boweslyon is situated within a surrounding grassland paddock extending 1.71 hectares (4.19 acres) or thereabouts.

Tenure & Possession:

Boweslyon Kennels are to be sold freehold with the benefit of vacant possession upon completion.

Method of Sale:

The property is initially offered for sale by Private Treaty. The Vendors and their Agents reserve the right to invite best and final offers within a pre-determined timescale dependent upon the level of interest.

Services:

The property is connected to mains water and electricity. Drainage is by way of a septic tank. There are two solid fuel central heating boilers servicing both the dwelling and kennel blocks.

Business Rates:

The rateable value for the property is £8,100. The current owners benefit from Small Business Rate Relief and therefore do not pay Business Rates.

Town & Country Planning:

The property is offered subject to any development plans, Tree Preservation Orders, Town Planning Schedules or resolutions which may or may not come into force. The Purchaser will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

Boweslyon Kennels has operated for boarding dogs by the current vendors for a period in excess of 20 years. Appropriate licences are in place for 62 dogs. Full details are available on request.

The property is a long-established boarding kennel however in addition to the current usage, may have alternative equestrian, cattery or other smallholding potential.

Local Authority	Rotherham Metropolitan Borough Council, Riverside House, Main Street, Rotherham, South Yorkshire, S60 1AE
Solicitors:	Rosemary Handley Property Lawyers, Hungerhill Road, Whitwell, Worksop, North Nottinghamshire S80 4SD.
Plans:	The enclosed plans have been prepared for identification purposes only.
Boundaries, Plans, Areas, Schedules and Disputes:	<p>The approximate boundaries and area of the whole site are as indicated on the site plan attached, edged in red. The Purchaser will be responsible for the maintenance of the existing boundaries and the erection of any new fencing.</p> <p>The Purchaser will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not annul the sale or entitle any party to compensation in respect thereof.</p> <p>Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the selling Agents whose decision acting as experts shall be final.</p>
Measurements & Other Information	All measurements are approximate. While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
Wayleaves, Easements & Rights of Way:	<p>The property is offered, subject to and with the benefit of all existing rights of way whether public or private, light, support, drainage or water, electricity supplies and other rights and obligations, easements, quasi-easement and restrictive covenants and all existing and proposed wayleaves, poles, masts, pylons, stays, cables, drains, water, gas and other pipes whether referred to herein or not.</p> <p>Potential Purchasers should make their own enquires with the relevant Authorities.</p>
Viewing and Health & Safety:	Viewings will be strictly by prior appointment with the Vendor's Agent. All viewings to be conducted at the weekends only. Prospective Purchasers view the property entirely at their own risk. We politely request that due to Health and Safety reasons, children and pets are not taken to view the property.
Money Laundering Regulations:	Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 purchasers will need to provide proof of identification and address and proof of funds.
Energy Performance Certificate:	Boweslyon has an EPC rating of F. A copy of the full EPC is available upon request or via a link on the Wilbys website.



IMPORTANT NOTICE

These particulars do not constitute any part of an offer or contract. All statements contained in these particulars are given in good faith but are made without responsibility on the part of Wilbys or the vendors or lessors. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars.

All rents and prices quoted are exclusive of VAT, unless otherwise stated.

All measurements, areas and distances quoted are approximate only.

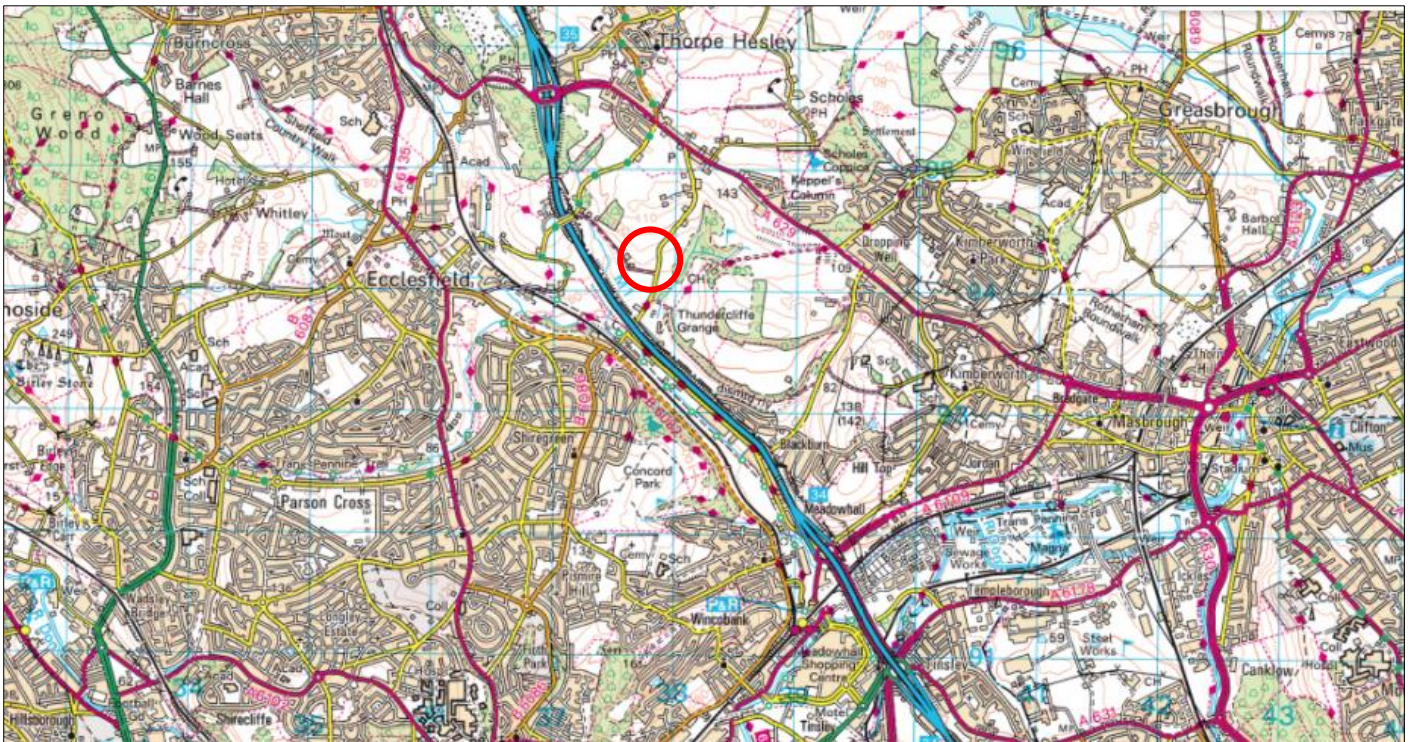
Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.

Location and site plans if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

Wilbys have not tested any apparatus, equipment fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitor.

The boundaries, ownership and tenure of this property have not been checked against the Title Deeds for any discrepancies or rights of way, if any. Prospective purchasers are advised to check these matters with their solicitor prior to entering into any contracts.

Location Plan



Wilbys Chartered Surveyors
6A Eastgate, Barnsley S70 2EP
Tel: 01226 299221 | Fax: 01226 732700
Email: contact@wilbys.net
Website: www.wilbys.net