

MOUNT VIEW FARM

Parkhall Lane, Spinkhill, Sheffield,
South Yorkshire, S21 3YD



Welcome to MOUNT VIEW FARM

Mount View Farm offers a unique opportunity for development within a sizeable plot of approximately one acre. Planning permission has been granted for part-demolition of the site and conversion of existing buildings to form three dwellings of varying sizes.

This exciting project is positioned in a peaceful location that boasts far-reaching views and is surrounded by countryside. The scheme features a rustic barn design, resulting in buildings that are sympathetic to the area and contain spacious accommodation ideal for modern living.

The planning details can be found on the Bolsover Council website under planning references 20/00546/FUL (agricultural worker's dwelling) and 24/00425/FUL (conversion of 2 agricultural buildings into dwellings).

Mount View Farm has good access to the amenities of Spinkhill, Renishaw and Barlborough, including shops, public houses, restaurants and the Barlborough Links Golf Club. There is also convenient local state and independent schooling within the area and the M1 motorway network can be accessed within a short drive, providing links to Sheffield, Leeds, Nottingham and the M18.



*Plot Boundaries May be Subject to Change

Site Plan Key



Buildings to be Part-Demolished



Unit 1



Unit 2



Agricultural Dwelling



*Plot Boundaries May be Subject to Change

Site Plan Key - Plot Boundar-

Light Blue	Shared Access Road
Red	Unit 1
Yellow	Unit 2
Green	Agricultural Dwelling



UNIT 1



UNIT 1

Unit 1, a six bedroomed residence, is proposed to be situated to the North of the site and will span approximately 4349 square feet. The ground floor is outlined to comprise of a generously proportioned open plan living kitchen, a utility/plant room, snug and a WC. Two of the bedrooms will also be located on the ground floor, with the remaining four on the first floor, along with a useful office and a family bathroom. This dwelling will have its own private garden and allocated parking for several cars.



4349 sq.ft



350,00



6



3



3



Ground Floor

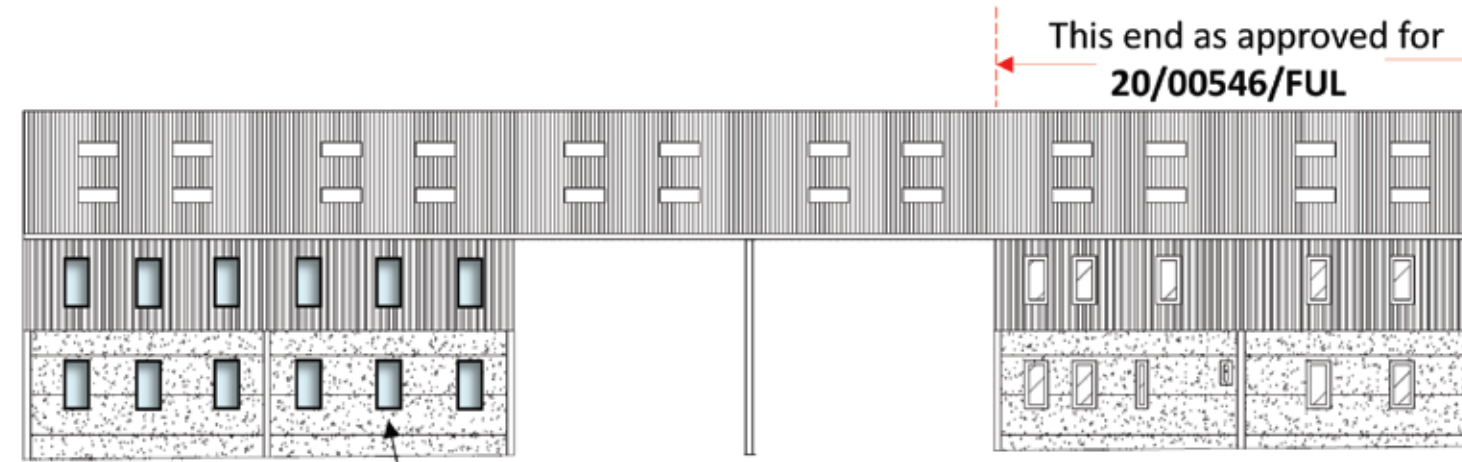


First Floor



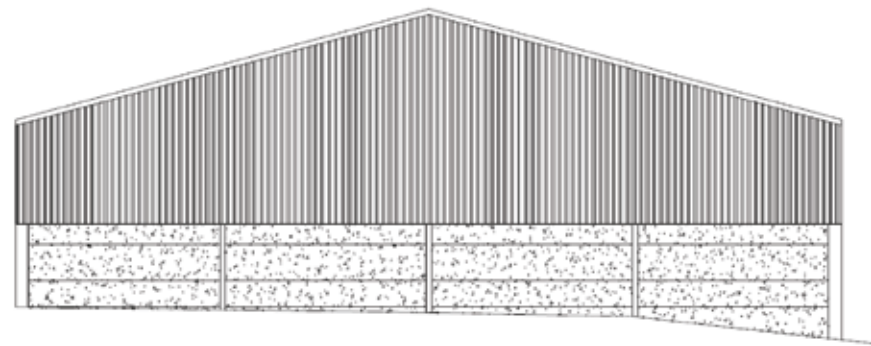
UNIT 1

Proposed Elevations

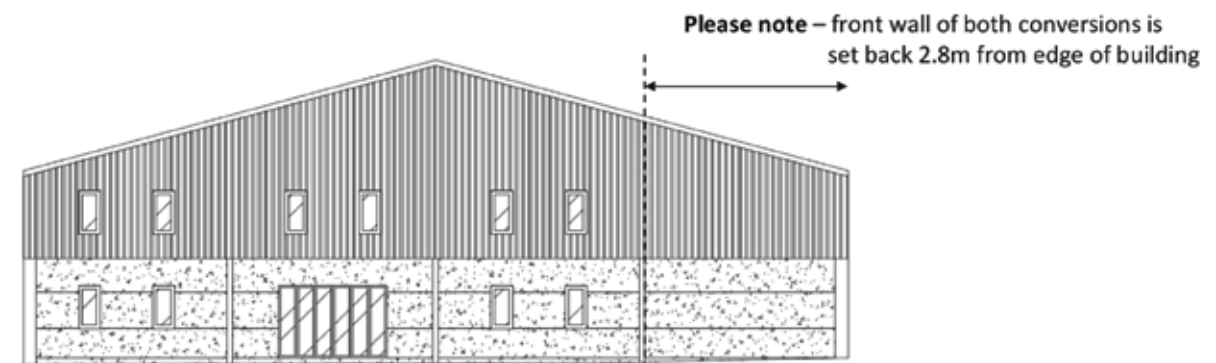


North Elevation

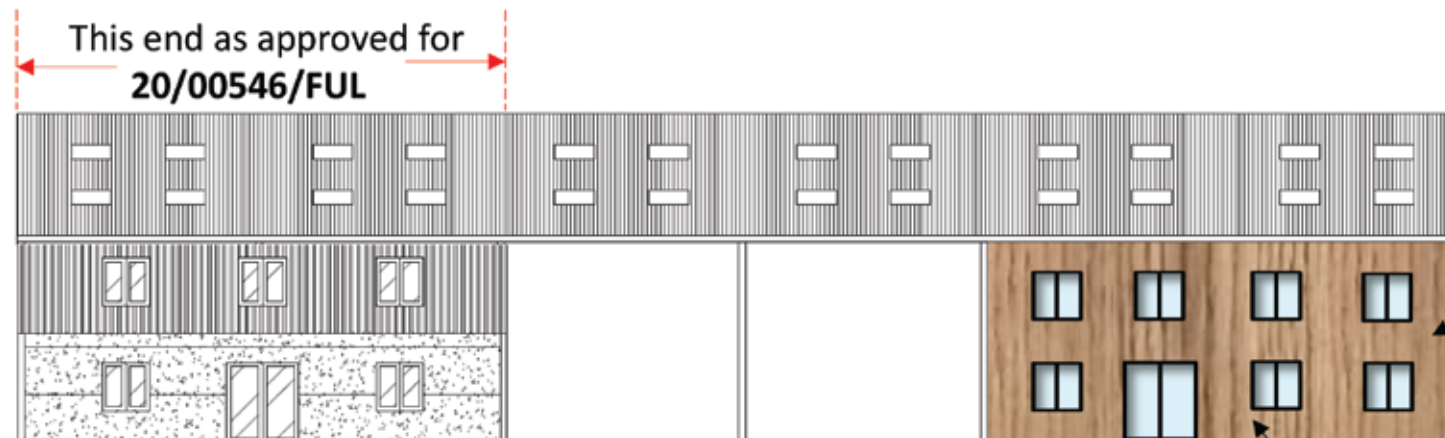
Windows inserted to serve new dwelling



East Elevation



West Elevation - As approved for **20/00546/FUL**

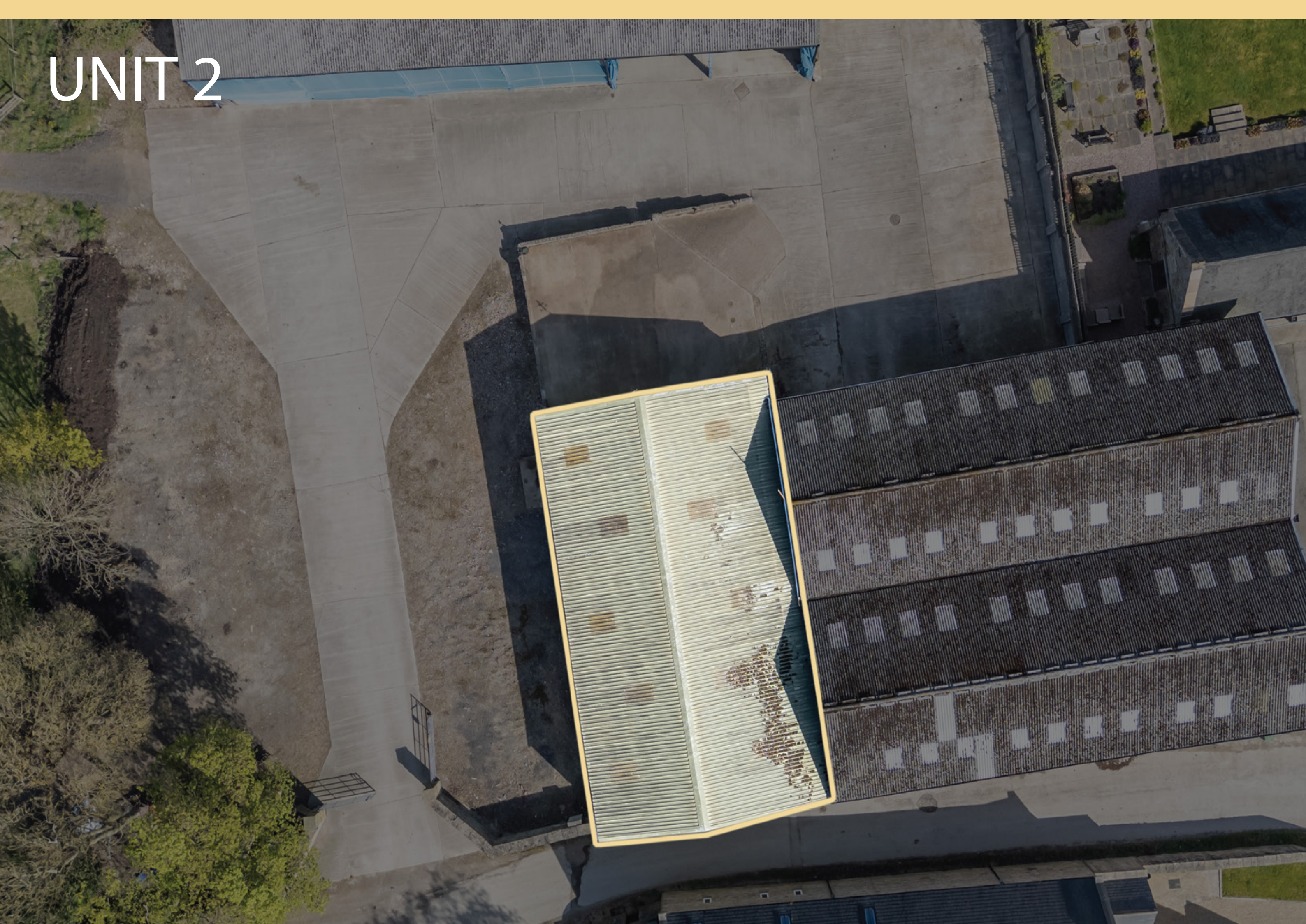


South Elevation

Yorkshire boarding to new stud wall

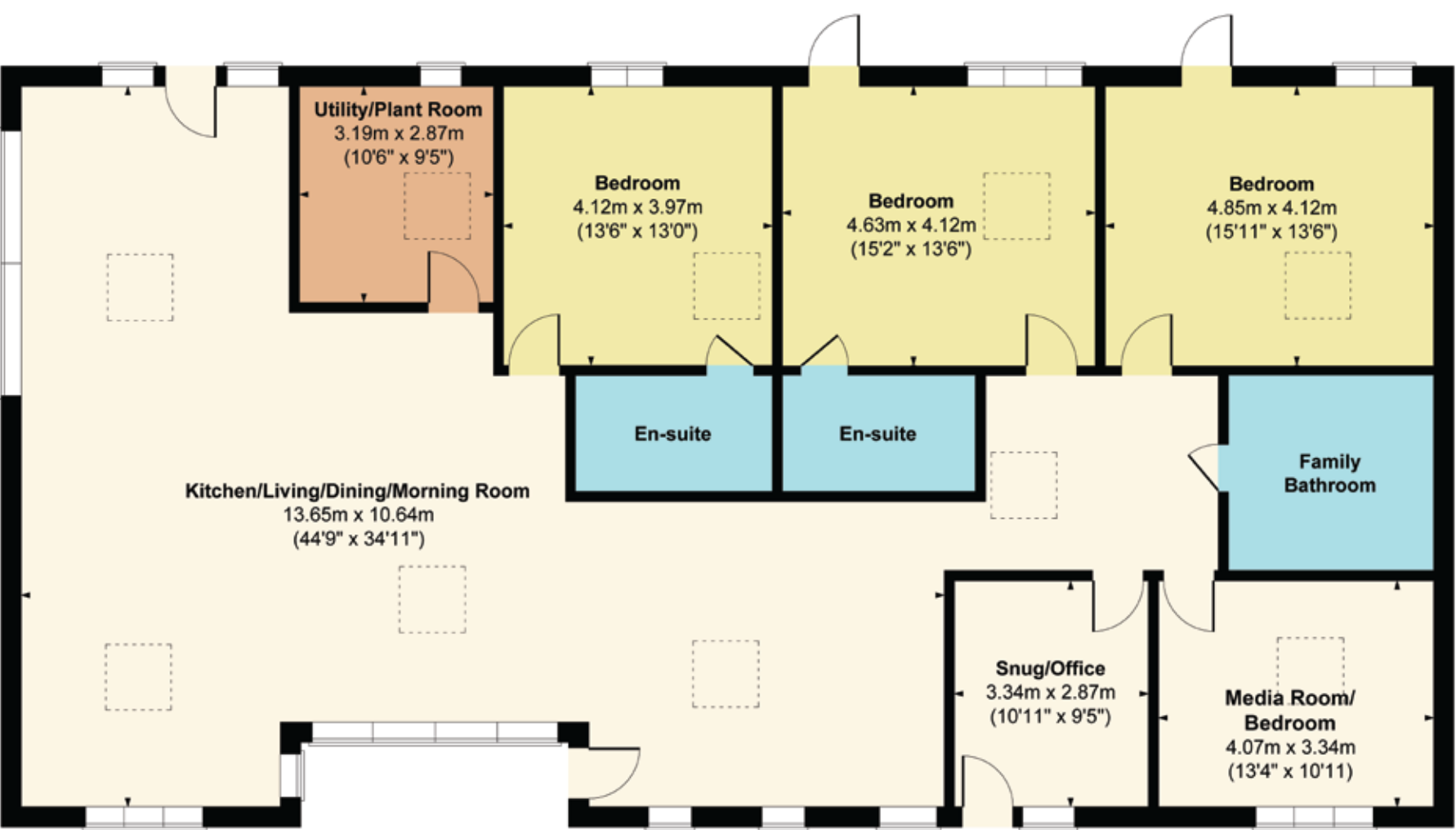
Windows and Doors inserted to serve new dwelling

UNIT 2



UNIT 2

Identified as the South building on the planning documents, Unit 2 is proposed to entail approximately 3100 sq.ft. of living space that will be set across one floor. The plans detail an extensive open plan living kitchen, a utility/plant room, a snug/office and a media room/bedroom. All of the bedrooms are double-size and two of them will have en-suites. There will also be a family bathroom. To the exterior there will be off-road parking for several vehicles and landscaping.

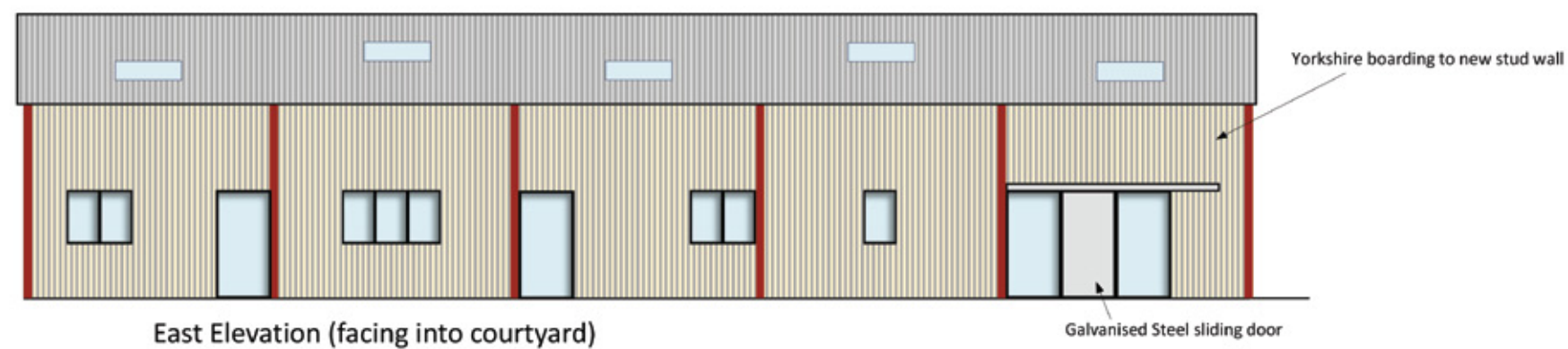
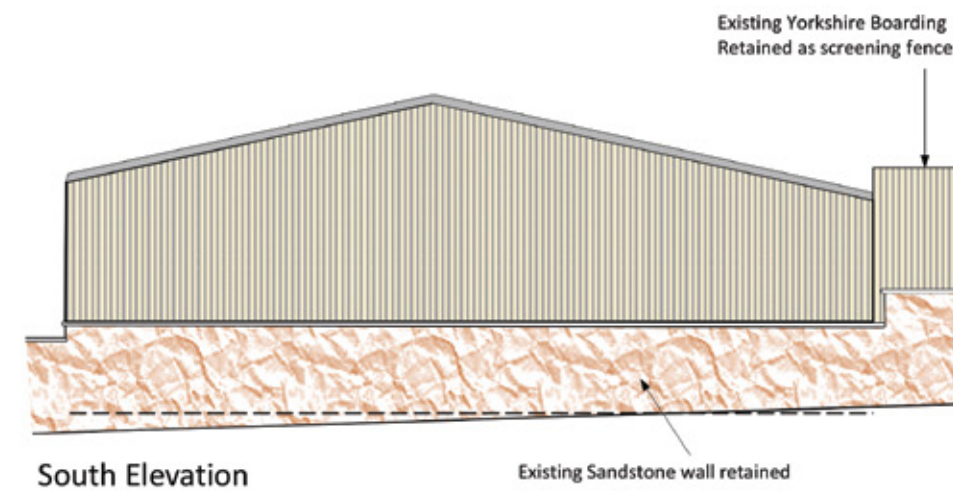
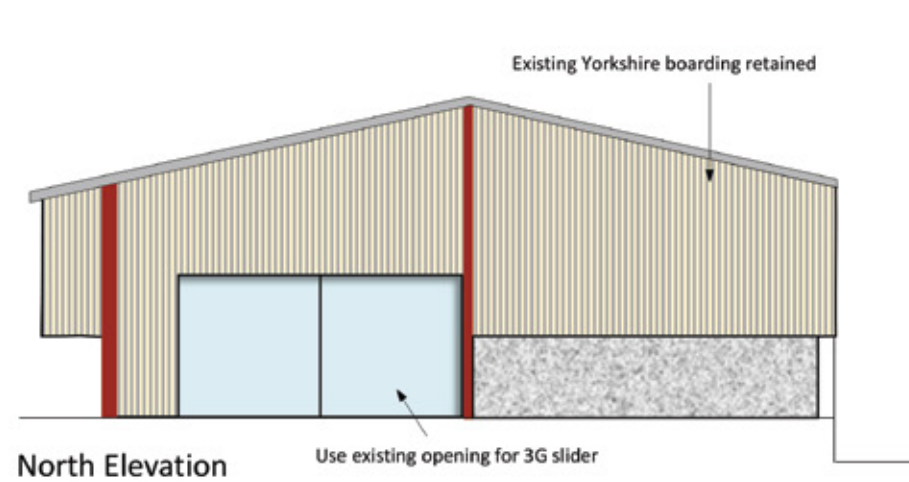
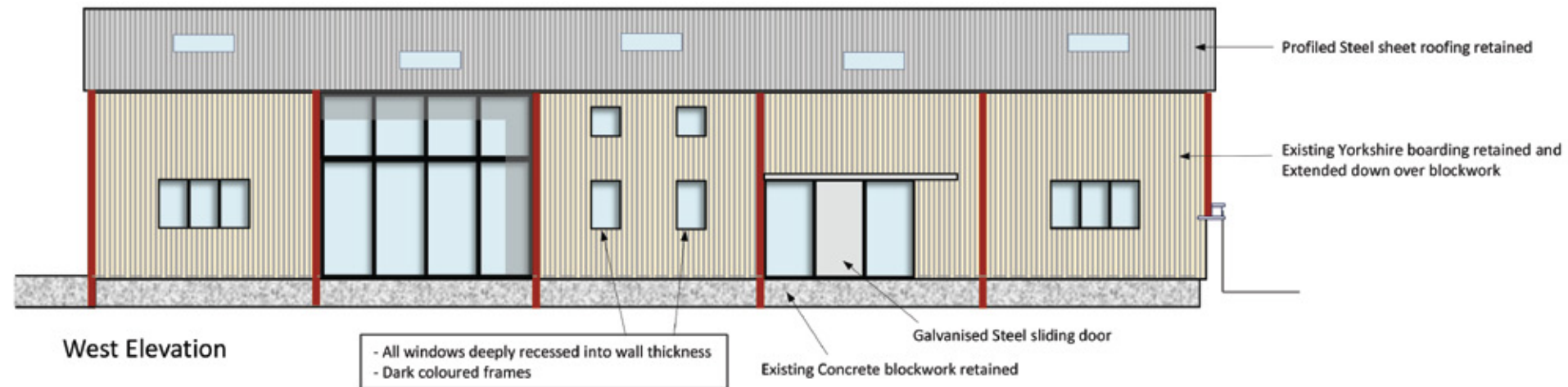


Ground Floor



UNIT 2

Proposed Elevations



AGRICULTURAL DWELLING



AGRICULTURAL DWELLING

 4349 sq.ft

 450,000

 4

 2

 2

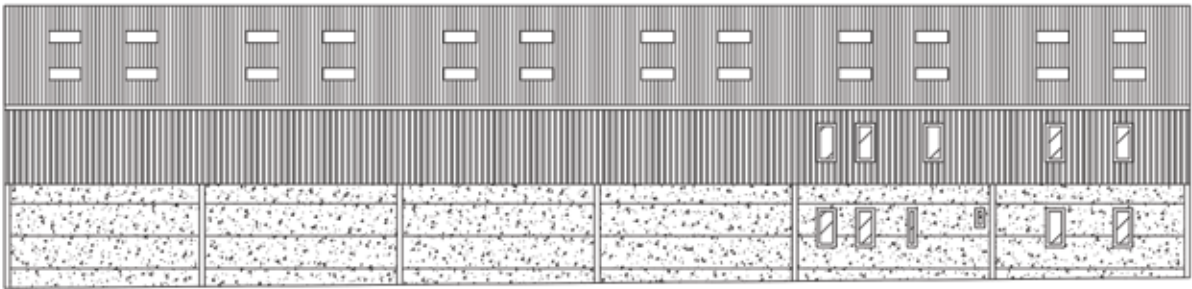
This building is set to extend to approximately 4349 square feet with four bedrooms, three of which are considerably sized. On the ground floor will be a spacious dining kitchen, separate living room, a farm office and a utility/boot room. In addition to the four bedrooms, the first floor will have a family bathroom and an en-suite shower room to one of the bedrooms. Outside, the dwelling will have an area of garden.

The conditions on the planning for this building state that “the occupation of the dwelling shall be limited to a person solely or mainly working in agriculture, or a widow or widower of such a person, and to any resident dependants”.

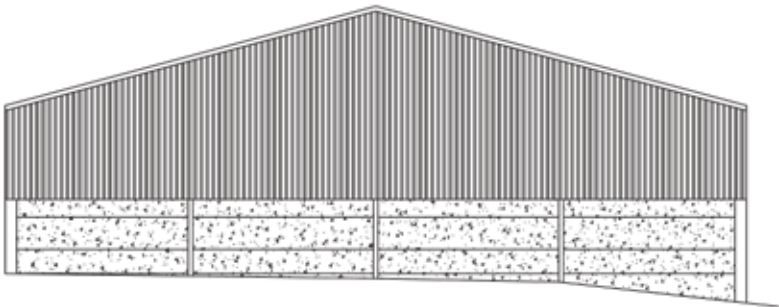


AGRICULTURAL DWELLING

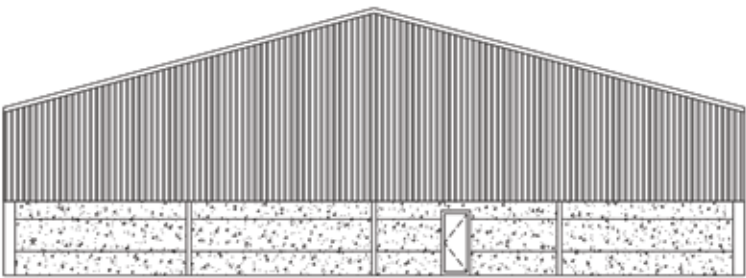
Proposed Elevations



North Side Elevation



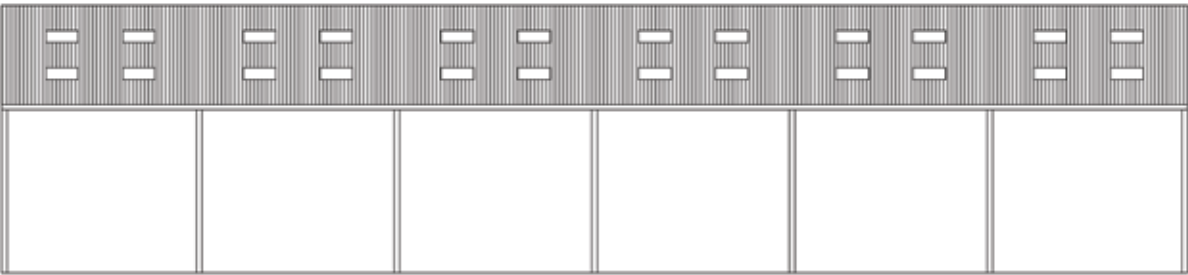
East Gable Elevation



East Gable Elevation
Section Through B-B



West Gable Elevation



South Side Elevation



South Side Elevation
Section Through A-A





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Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

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