

# PLOT 1 PLUMBLEY HALL FARM



BLENHEIM



# PLOT 1 PLUMBLEY HALL FARM PRESENTS AN EXCITING OPPORTUNITY FOR ANYONE SEEKING A SELF-BUILD OR DEVELOPMENT PROJECT.

*Occupying a sizeable plot, the proposed four  
bedroomed home is currently in planning for  
amendments to the original approved plans  
(Application 24/00027/FUL).*

The proposed changes, if approved, would include the creation of a mezzanine floor, adding a further 853 sq.ft onto the existing 1,950 sq.ft offered by the ground floor. This addition would create a large master bedroom suite with a balcony and mezzanine areas above bedrooms 2 and 3.

When built, the home will have the benefit of four allocated parking spaces within a shared driveway. Plot 1 owns and is responsible for the driveway, which is shared with Plot 2. The garden accompanying the property will be of considerable size and will wrap around two sides of the property.

**The property is proposed to comprise of on the ground floor:** Hall, living kitchen, WC, plant room/store, cloakroom, utility/laundry room, bedroom 1, bedroom 1 en-suite, bedroom 2, bedroom 2 en-suite, bedroom 3 and bedroom 3 en-suite.

**On the mezzanine level:** Master bedroom, master dressing room, master en-suite, bedroom 1 mezzanine and bedroom 2 mezzanine.



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.

- Red line defines title boundary
- Purple line defines parking reserved for others
- Blue hatching for reserved right of way



PROPOSED CGIS



EXISTING BUILDING



EXISTING BUILDING



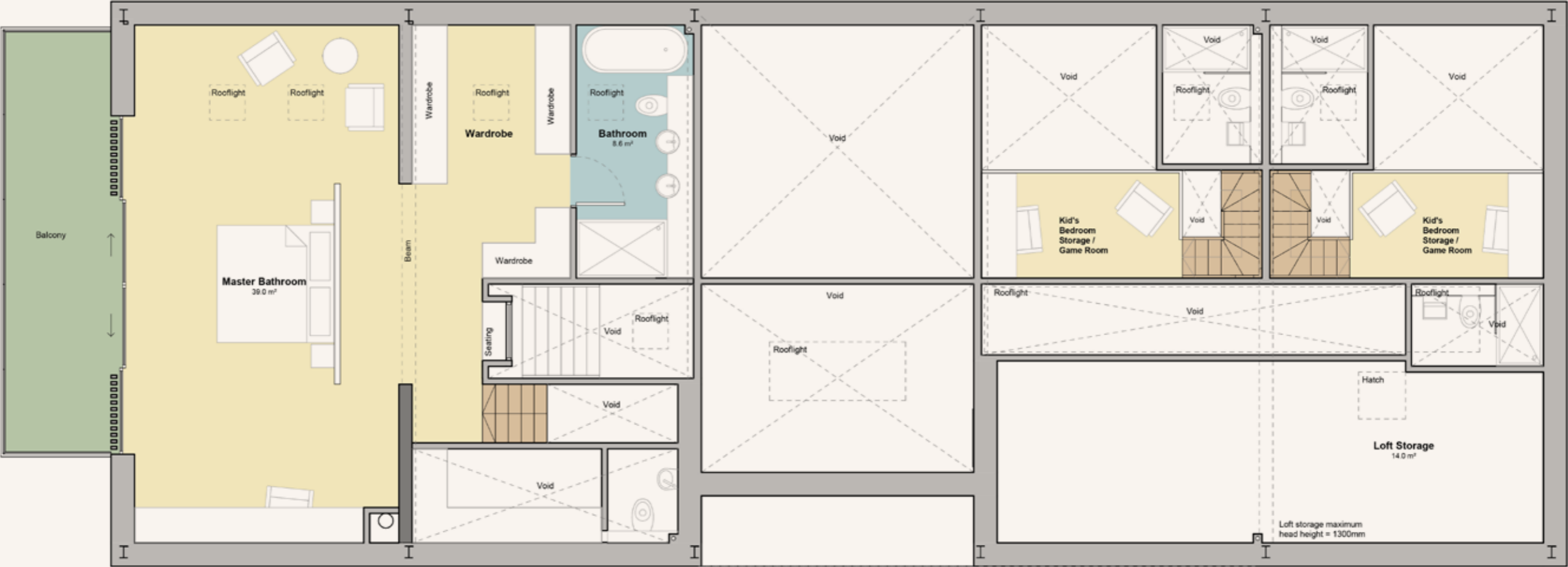


Now Demolished

# PROPOSED GROUND FLOOR



# PROPOSED MEZZANINE LEVEL



# PLOT 1 PLUMBLEY HALL FARM

Plumbley Lane, Mosborough,  
Sheffield, South Yorkshire, S20 5BJ

Offers in the Region  
of £379,950

Viewing strictly by appointment with  
our consultant on: 0114 358 2020

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