



## QUANTUM FARM, HABBLESTHORPE

Offers in the Region of £1,250,000 Present income £65,000+ pa

**BROWN & CO**





# QUANTUM FARM

INFIELD LANE, HABBLESTHORPE

RETFORD, DN22 0AL

## DESCRIPTION

Quantum Farm is a substantial and versatile mixed use/investment property, a combination of substantial family home with annexe and garage cum amenity block, together with a range of mostly let commercial buildings, presently producing £65,120 per annum excluding recovery of utilities and rates\*.

The house was constructed in the mid 2000's to a good specification and now offers five bedroom family living accommodation over three floors of a light and generous nature. Particular features of note include the sizeable dual aspect lounge, garden room and living dining kitchen bespoke fitted and hosting four oven Aga. The second floor bedrooms are versatile, well suited to hobbies, library, relaxation, music etc.

The total site extends to approx. 3.64 acres (1.47 hectares) subject to measured site survey. The domestic grounds are hard landscaped to front and rear including significant walled vehicular court to the front.

Attached to the dwelling is a well appointed two storey annexe comprising an open plan living dining kitchen and shower room to the ground floor and a staircase ascends to a generous bedroom with in built bespoke furniture.

The substantial Garage block is two storey building providing garaging for three vehicles. Also within the building is a ground floor cloakroom and to the first floor is a games room, which a self-contained kitchen and shower room.

Planning permission to change the use of the house and garage block to Guest House (Use Class C1) including Managers Residential Accommodation has been granted.

The commercially buildings extend to approximately 10,630sqft (987.5m<sup>2</sup>) and the poultry shed extends to approximately 15,339sqft (1,425m<sup>2</sup>). The buildings are mostly portal framed including an attractive two storey office block and workshops. The site has general B1, B2 and B8 consent. Most commercial buildings are subject to tenancies, details of which are available from the selling agents. There is a vacant former poultry shed with consent to create a self-storage facility. The site also includes extensive vehicular maneuvering, forecourt parking, concreted bays and open areas.





## LOCATION

The property is nestled on the south side of the hamlet of Habbleshorpe at the end of Infield Lane. Habbleshorpe lies on the eastern side of North Leverton, a medium size village of this area served by a good provision of local amenities presently providing primary school, doctor's surgery, public house, Post Office and convenience store. Larger centres within comfortable driving distance include Retford (6.5 miles), Gainsborough (8 miles), Lincoln (18.5 miles) and Newark (23 miles). The National Trust's Clumber Park, Sherwood Pines, many golf courses and a wealth of leisure facilities are within the general area.

The location provides good access to major transport links, with the A1M (10 miles) to the west of Retford, M1 (23 miles). Direct London King's Cross services at Retford and Newark (approx. 1hr 30 mins from Retford). Air travel is accessible via international airport of Nottingham East Midlands (60 miles). Leisure amenities and educational facilities (both state and independent) are well catered for.



## DIRECTIONS

Leaving Retford Market Square via Grove Street turn left at the lights onto Arlington Way and right at the next set of lights. Leave the town on Leverton Road and after about 6 miles enter the village of North Leverton. Proceed through the centre of the village into Habbleshorpe where Infield Lane will be found on the right-hand side, Quantum Farm is situated at the end of the lane. ///avoiding.goodbye.cabs

## ACCOMMODATION

**RECEPTION PORCH** dual aspect, tiled floor, cloakroom, radiator.

**LOUNGE 24'5" x 18'2" (7.44m x 5.53m)** with substantial brick fireplace with beamed mantle over, brick and tile hearth and traditional style LPG stove. Dual aspect, radiators.

**LIVING DINING KITCHEN 24'5" x 21'9" (7.44m x 6.63m)** generous space with comprehensive range of bespoke buttermilk finished units including base cupboards surmounted by solid timber working surfaces, dresser cabinet, substantial central island with wine racking. Corniced wall cabinets and plate racking, tiled splash backs and flooring to co-ordinate. Substantial chimney breast with four oven oil fired Aga with twin hot plates and warming plate, further display unit to under stair recess. Ample dining/living area, LED down lighters, radiator and concertina doors to

**GARDEN ROOM 14'0" x 12'9" (4.27m x 3.90m)** of brick base with uPVC double glazed upper levels, external door, views over edge of village agricultural land, tiled flooring, radiator.

**UTILITY ROOM 11'3" x 11'2" (3.44m x 3.39m)** with further comprehensive range of ivory shaker style units, further solid wood block working surfaces, stainless steel 1.5 sink unit, external door, appliance recesses including space for cooker with extractor hood over and plumbing for washing machine. Contemporary tiled splash backs and coordinating flooring,







cylinder cupboard, Boulter Buderus oil fired central heating boiler, radiator, external door.

**SIDE ENTRANCE PORCH** with external door to front, radiator.

**CLOAKROOM** well-appointed with low suite wc, pedestal wash hand basin, tiled to co-ordinate and complementing tiled flooring, attractive integral linen cupboard, chrome towel warmer.  
From the rear of the living dining kitchen a wide staircase ascends to

**FIRST FLOOR LANDING** doorway and further wide staircase to second floor, down lighters and radiator.

**MASTER BEDROOM SUITE**  
**Bedroom 16'10" x 14'5" (5.15m x 4.39m)** down lighters, attractive edge of village rural views, radiator.  
**Walk in Dressing Room** fitted with hanging space, shelving, laminate flooring, radiator.  
**En Suite Shower Room** generous and well-appointed with 1400 showering enclosure, vanity basin with cabinets beneath and vanity surfaces to either side, low suite wc, bidet. Fully tiled walls and flooring to co-ordinate, down lighters, radiator.

**BEDROOM TWO 17'7" x 11'3" (5.36m x 3.44m)** maximum including in built bespoke double wardrobe with adjacent knee hole vanity unit, fine edge of village rural views, radiator.

**BEDROOM THREE 12'8" x 11'2" (3.86m x 3.39m)** minimum measurement excluding entrance recess, radiator.

**HOUSE BATHROOM** luxuriously appointed with contemporary white suite of double ended bath with over bath filler tap within tiled plinth, quadrant showering enclosure, pedestal wash hand basin, low suite wc, bidet. Fully tiled walls and flooring to co-ordinate, down lighters, chrome towel warmer, radiator.

## SECOND FLOOR

**BEDROOM FOUR 18'2" x 16'0" (5.53m x 4.86m)** measured to rear of range of in built bespoke furniture comprising two double wardrobes flanked by drawers and vanity/display shelving, vaulted ceiling, down lighters, radiator.

**BEDROOM FIVE 22'0" narrowing to 17'7" x 16'0" (6.71m narrowing to 5.36m x 4.86m)** versatile space also suitable for sitting room/amenity room to bedroom four, hobbies, media room, etc. Roof lights, access to external fire escape, down lighters, radiators.

## ANNEXE

Semi-detached to main house

## GROUND FLOOR

**OPEN PLAN LIVING DINING KITCHEN 24'4" x 17'2" (7.42m x 5.22m)** range of oak fronted base and wall cupboards, solid wood block working surfaces, sink unit, integrated appliances of oven, microwave, dish washer, halogen hob, extractor. Tiled splash backs to co-ordinate, LED down lighters, ample dining and living area, double doors opening to rear block paved terrace grounds, staircase to first floor, radiators.

**SHOWER ROOM** attractive, in neutral tones with 1400 showering area, pedestal wash hand basin, low suite wc, fully tiled walls and flooring to co-ordinate, chrome towel warmer.

## FIRST FLOOR

**BEDROOM 28'8" x 16'0" (8.73m x 4.86m)** maximum dimensions including stairwell and to rear of in built bespoke furniture, comprising double wardrobe, flanked by drawers and knee hole vanity unit, vaulted ceiling, down lighters, access to external fire escape, radiators.

## OUTSIDE

### DOMESTIC GROUNDS

The domestic grounds are attractively landscaped primarily to front and rear. To the front there is a substantial block paved and walled vehicle court and amenity area bordered by hard landscaped planters and ornamental pool.

At the rear of the property there is a further block paved, walled and metal railed amenity area with hard landscaped raised borders, further lawned garden with perimeter shrubbery and feature well. Good access is available either side and a connecting gateway leads to the adjacent commercial element.





Electric gates provide separate access off Infield Lane to front vehicular court which is bordered on one side by the

### **GARAGE AND AMENITY BLOCK**

**GARAGING 42'6" x 22'8" (12.94m x 6.91m)** overall internal measurements. With three electrically operated roller shutter doors, range of in built storage cupboards, Boulter Buderus oil fired central heating boiler, light and power.

**SIDE ENTRANCE HALL** with staircase to first floor, radiator.

**CLOAKROOM** with low suite wc, pedestal wash hand basin.

### **FIRST FLOOR**

**GAMES ROOM 34'5" x 15'0" (10.49m x 4.55m)** roof lights, access to eaves, LED down lighters, doorway to external fire escape, laminate flooring, radiators.

**LANDING** roof light, radiator.

**KITCHEN 12'2" x 5'0" (3.71m x 1.50m)** average dimensions with further recess fitted with ivory base units, wood block working surface, circular sink unit and drainer, integrated appliances of oven and electric hob, tiled splash backs and flooring, useful recesses, radiator.

**SHOWER ROOM** with square showering enclosure, low suite wc, pedestal wash hand basin, tiled walls and flooring in contemporary style to co-ordinate, radiator.

### **COMMERCIAL ELEMENT**

Gated entrance with adjacent timber gatehouse.

Excellent tarmacadam and hardcore vehicular distribution with partitioned bays and ready access to individual commercial units.

**UNIT 1 (FORMER HAIR SALON/POTENTIAL OFFICE)** 488sqft (45.30m<sup>2</sup>) Gross Internal Area with office room, rear kitchen, filing room, wc and reception/storeroom.

**GENERATOR/PLANT ROOM**

**COVERED AMENITY/SMOKING AREA**

**SITE TOILET BLOCK (UNIT 9)**

**UNIT 2 (MAIN OFFICE BLOCK)** 2293SQFT (212.97m<sup>2</sup>) net Internal Area.

**GROUND FLOOR** – reception, two offices, inner hall, canteen with range of kitchen fitments, wc's for male, female and disabled.

**FIRST FLOOR** – with three separate offices This is a good specification building with central heating, excellent IT infrastructure and lighting.

**UNIT 3 (TRAINING ROOM)** 1611sqft (149.71m<sup>2</sup>) Gross Internal Area equipped as a training room facility.

**CONCRETED OPEN HARDSTANDING**

**UNIT 6 (WORKSHOP)** 2873sqft (266.89m<sup>2</sup>) Gross Internal Area with two roller shutter doors each approximately 4m high, integral works office and store.

**CANTEEN** 316sqft (29.38m<sup>2</sup>) Gross Internal Area with range of kitchen fitments and heated wet gear storage cupboards.

**SECOND CONCRETED OPEN HARDSTANDING**

**BLOCK STORE**

**UNIT 8 (WORKSHOP)** 1910sqft (177.44m<sup>2</sup>) Gross Internal Area with block partitioned integral stores, roller shutter door approximately 3.5m high with front projecting additional store and front covered canopy.

### **GENERAL REMARKS & STIPULATIONS**

**Planning:** Please address all planning enquiries to Bassetlaw District Council, Queen's Buildings, Potter Street, Worksop, S80 2AH. Tel: 01909 533533. <https://publicaccess.bassetlaw.gov.uk/online-applications/>

Principal Consents:-

**23/01327/COU** – Change of Use of Dwelling and Detached Garage (Use Class C3) to a Guest House (Use Class C1) including Managers Residential Accommodation.

**17/01195/COU** - Change the Use of Land and Buildings from Contractors Plant Yard to B1 (Business), B2 (Industry) and B8 (Warehousing) **23/01326/COU** – Change of Use of Agricultural Building to Use as a Self-Storage Facility

**\*Tenancies:** Most of the commercial buildings are subject to existing tenancies. Please contact the selling agents for an up to date position on unit areas, occupation, rental passing, etc.

**Tenure:** We understand the property is freehold.

**Council Tax:** We are advised by Bassetlaw District Council that Quantum Farm is in Band E and the Annexe Quantum Farm is in Band A.

**Business Rates:** (to 31/03/2026 no allowance for Small Business Rates Relief)

Unit	Rateable Value	Rates Payable
1	£2,600	£1,297.40
2	£16,500	£8,233.50
3	£8,000	£3,992.00
4	£12,750	£6,362.25
6	£10,000	£4,990.00
8	£5,300	£2,644.70

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

**Floorplans:** The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

**Hours of Business:** Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

**Viewing:** Please contact the Retford office on 01777 709112.

**Further Information:** Please contact Jeremy Baguley MRICS 01777 712 944, 07768 465 721, [jeremy.baguley@brown-co.com](mailto:jeremy.baguley@brown-co.com).

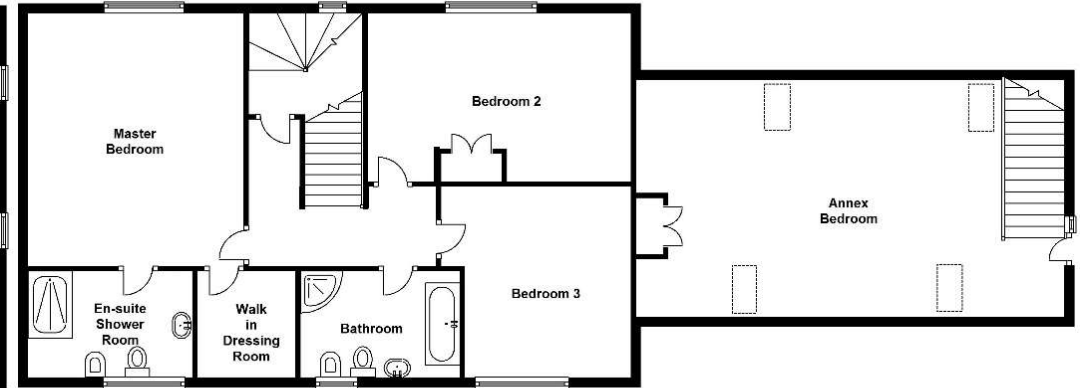
These particulars were prepared in January 2026.



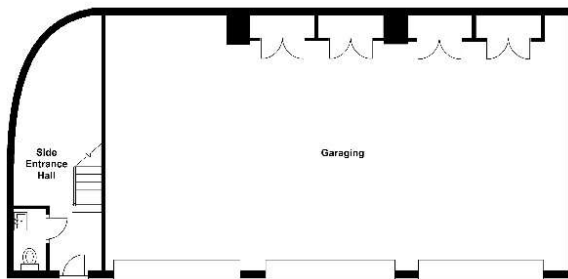
Ground Floor



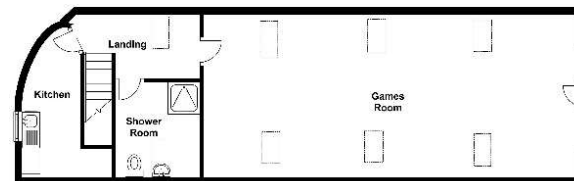
First Floor



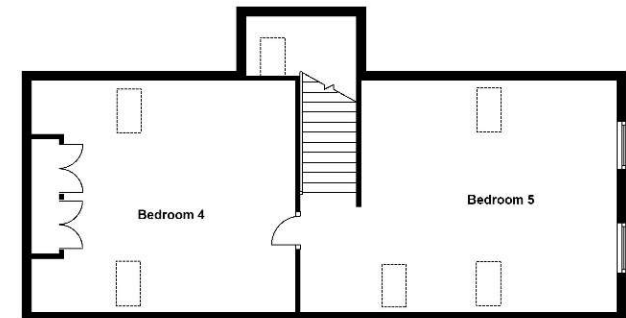
Ground Floor



First Floor

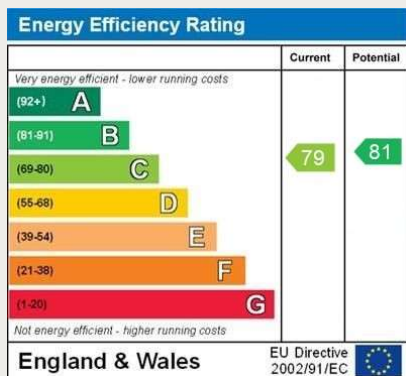


Second Floor





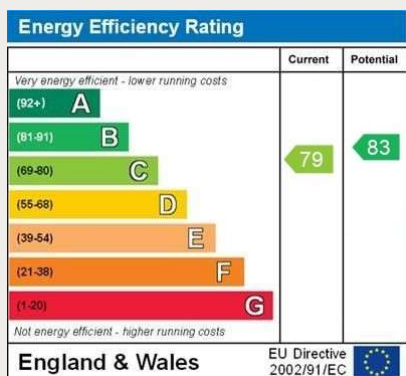
## Quantum Farm



## Unit 2



## Quantum Annexe



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