



Woodend Farm Woodend Farm

Auction Guide £850,000

Kirkhouse Green, Nr Fishlake DN7 5TE

FREEHOLD

COMING SOON FOR SALE BY MODERN ONLINE AUCTION - DATE TO BE CONFIRMED. Large Grade II farmhouse, substantial barns and outbuildings with approximately 17 acres of grassland. Amazing opportunity to create a unique family home or develop the site subject to planning permission. Option to purchase an additional 6.8 acres of land.



• FOR SALE BY ONLINE AUCTION • Large Grade II listed three storey farmhouse • Substantial Grade II listed Barns, Outbuildings

FOR SALE BY ONLINE TRADITIONAL AUCTION

The property is only being sold via online auction to attract serious, proceedable cash buyers only. The vendor reserves the right to conclude a sale before the end of then auction via an alternative method if required.

This property is being sold via ONLINE TRADITIONAL AUCTION:

In order to view the auction pack and bid please visit the Screetons website and click "menu" then 'Online Auction'.

Click on the property.

In order to bid click 'Register' and do the following via the 'dashboard':

- Register (verify your email) - This will enable you to be able to view the auction pack.
- Join the watchlist
- Pass an ID check
- Enter your payment details

There is no charge to register but by registering this will enable you to view the auction/legal pack.

BIDDING ENDS ON - DATE TO BE CONFIRMED.

FEES/COSTS INVOLVED;

Quite simply should you be the successful bidder, you will be charged £5,000 including VAT at the end of the auction, which is split between a buyer fee of £3,960 including VAT, which is retained by Bamboo Auctions/Screetons as a contribution towards auctions costs and £1,040 including VAT which is used towards your purchase. You would also be charged £721.42 being the costs of the searches provided and £300 as a contribution towards the sellers legal costs.

By 12noon the following working day you will then pay the remainder of the 10% deposit to exchange (being 10% of the purchase price less the part payment of £1,040 already paid) towards the full purchase price.

COMPLETION

Completion will take place within 20 working days following the auction ending and you paying the balance of your 10% purchase deposit. Please contact the branch for further clarification if required.

AUCTION PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

INFORMATION

Woodend Farm is a charming Grade II listed, 19th Century farmhouse sitting in approximately 17 acres of grassland, offering an amazing opportunity to create a unique home. Located in the small hamlet of Kirkhouse Green, on the outskirts of Fishlake, the property enjoys an idyllic rural location yet benefitting from nearby transport links. The nearby towns of Thorne and Stainforth are easily accessed by car, just over five minutes away, with a wide range of shops, amenities and railway stations with direct services to Doncaster. The motorway network is located within easy reach at just over 5 miles away, with access to the M18 opening up the M62, A1(M) and the M180 network.

The main farmhouse which is arranged over three floors requires a full modernisation and renovation and offers an exciting opportunity for restoration. There is an extensive range of outbuildings and traditional barns (Grade II listed) which subject to planning permission, could present significant potential for conversion or alternative use.

Whether envisaged as additional residential accommodation, a business venture, an events venue or an exceptional equestrian facility, Woodend Farm provides a rare opportunity to realise a wide range of possibilities in a highly accessible rural location.

LOCATION

The farmhouse and barns are located on the junction of Kirkhouse Green Road and Westfield Road with a large portion of the grassland fronting onto Westfield Road and also backing onto the New Junction Canal bank perfect to enjoy wildlife. There is a



- Approx. 17 acres of adjoining grassland
- Option to purchase additional land
- Online auction ending (date to be confirmed)

popular flat towpath walk on the opposite side of the canal offering miles of quiet scenic walks.

Ai IMAGES

Please note that the Ai images have been created to give a flavour of what could be achieved with the right vision and relevant planning permission.

FARMHOUSE LAYOUT/SIZE

As follows;

Side Room

19'0" x 15'8"

The main entrance door opens into this room.

Front Room

15'6" x 12'2"

Front french doors.

Front Room

16'2" x 11'2"

Front window and rear access door.

Inner Lobby

Staircase to the first floor. Doors into the rear and side room.

Rear Room

12'9" x 5'11"

Rear facing window.

Side room

9'7" x 9'4"

Side facing window.

Additional room

9'4" x 9'4"

External Rear lean to storage

7'6" x 6'0"

External measurements. Accessed externally

FIRST FLOOR LANDING

Side facing window. Doors off to all rooms. Door into the staircase leading to the second floor.

Bedroom One

15'8" x 13'10"

Front facing window.

Bedroom Two

17'3" x 12'4"

Side facing window.

Bedroom Three

12'4" x 12'4" max.

Side facing window.

Bedroom Four

9'7" x 6'8"

Side facing window.

Bathroom

6'8" x 5'8"

Side facing window.

SECOND FLOOR

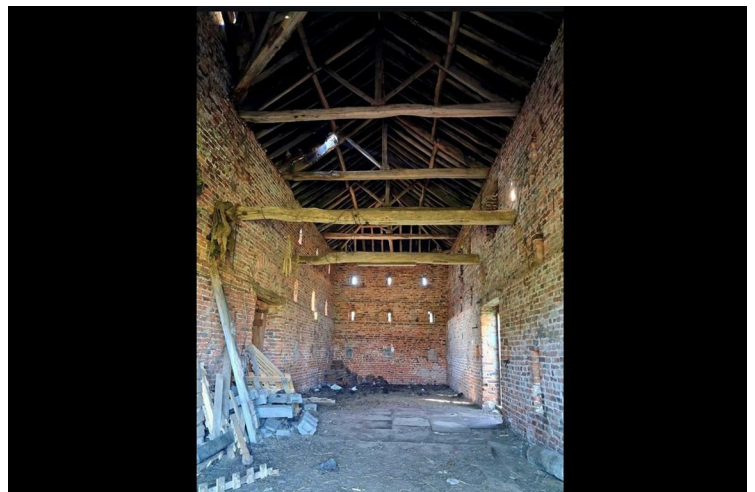
Central Room

16'9" x 15'8"

Doors to either end to access the front and rear room.

Front Room

15'8" x 14'4"



- Huge scope and development potential
- Farmhouse extends to approx. 245.8 sq.m/2,645 sq.ft
- Rural location yet close to facilities

Rear Room

19'4" x 15'8"

Please note measurements showing on the floorplans and the following details for the barns/outbuildings are for guide purposes only, as all measurements have been obtained externally. The internal layout/walls inside the barns/outbuildings may differ to that on our floorplans and is only being provided to give an idea of scale and size.

BARN/OUTBUILDINGS

As follows;

BRICK DOUBLE HEIGHT BARN

54'5" x 17'4"

ADJOINING BRICK DOUBLE HEIGHT BARN

37'5" x 20'3"

ADJOINING SINGLE STOREY BARN

58'2" x 24'8" maximum

ADJOINING SINGLE STOREY CART SHED

31'5" x 22'7" maximum.

DUTCH BARN

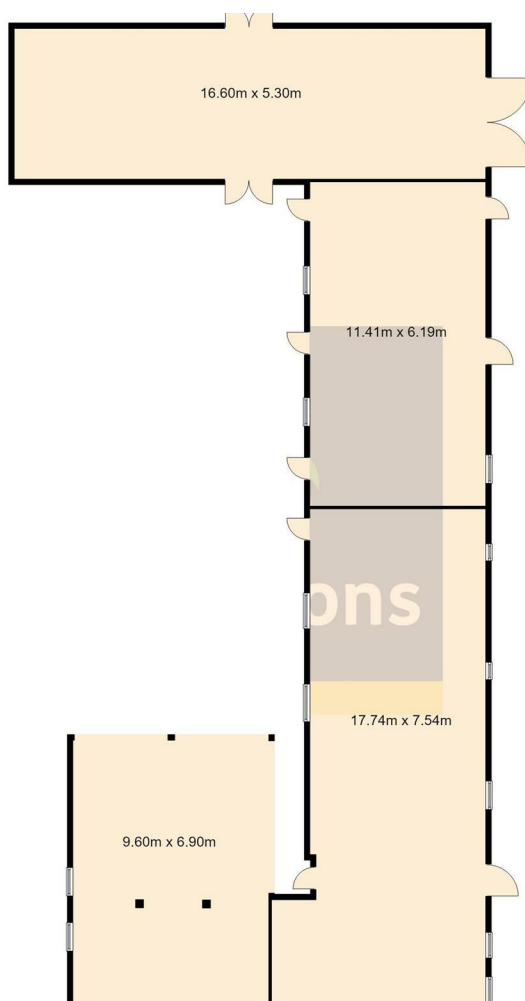
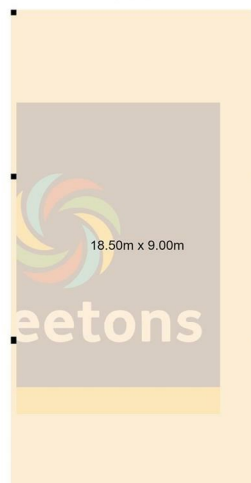
60'8" x 29'6"

LAND

There is approximately 17 acres of grassland immediately adjoining the side and rear of the farmhouse with a large frontage onto Westfield Road.

The purchaser has the option to purchase an additional 6.8 acres of land directly across the road from the farmhouse at a price of £180,000.





Additional Information

Local Authority - Doncaster

Council Tax - Band D

Viewings - By Appointment Only

Tenure - Freehold

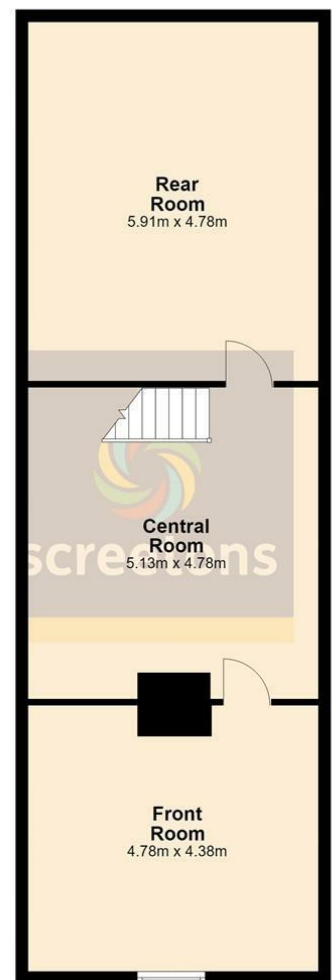
Farmhouse Ground Floor



Farmhouse First Floor



Farmhouse Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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