



Lodge Farm
New Houghton



**Lodge Farm
New Houghton
Mansfield
Nottinghamshire
NG19 8TZ**



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An opportunity to acquire an accessible property in a semi-rural location with great development and/or business potential, offering a stone-built farmhouse with spacious accommodation, a wide range of useful agricultural outbuildings and surrounding gardens and yard areas. The property extends in total to 2.18 acres (0.88 hectares), excellent for those with commercial or development interests (subject to consent), with the opportunity to purchase an additional 2.61 acres of grassland by separate negotiation.

For sale by Private Treaty.

Guide Price: £900,000



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Lodge Farm

Location:

Lodge Farm is situated in an accessible semi-rural location within the village of New Houghton. The village provides a range of basic amenities including a village shop with post office, a social club, and a primary school. The larger towns of Mansfield (3.8 miles), Bolsover (4.2 miles), and Chesterfield (9.2 miles) have an extensive range of facilities including high street shops, secondary schools, supermarkets and train stations. There are many nearby local walks, bridleways, trails and beauty spots within the surrounding area, excellent for those who enjoy the outdoors and those with equestrian interests, particularly with the Hardwick Hall Country Park only being a short distance away. The property is ideally located for easy access onto the A617 leading to the M1 at junction 29, great for those wishing to commute.

Description:

The sale of Lodge Farm offers a rare opportunity to acquire a property upon a generous plot, extending to approximately 2.18 acres, with much potential in a highly accessible yet semi-rural location with easy access to amenities. Briefly, the property comprises a farmhouse with extensive accommodation across two floors, together with gardens, a large range of modern agricultural outbuildings presenting much opportunity for conversion or business use (subject to all the necessary planning consents), and a spacious surrounding yard and grassed areas. The property also presents the opportunity to acquire a further 2.61 acres of adjoining grassland, available by separate negotiation.

Lodge Farm delivers a unique offering, suiting those with business, residential, and/or development interests— all subject to the necessary planning consents.

Directions:

From Bolsover head south on the Mansfield Road and continue straight, heading towards Stoney Houghton. At the crossroads, turn right onto Rotherham Road B6417 and continue for 1 mile. Opposite the social club, turn left onto Verney Way and follow it round to the right. At the end, turn left onto Stanton Street, before bearing right onto Meadow Way continuing into a private driveway to the farm, indicated by our 'For Sale' board. What3Words location: ///good.Transmit.catchers

Farmhouse

The stone built farmhouse has been partly modernised with some internal cosmetic works to be finished by the buyer but presents a great opportunity, being in good condition externally and offers spacious accommodation for family living.

Internally, the ground floor accommodation includes an entrance hallway, spacious dining kitchen, a practical utility room/pantry, a dining room, a pleasant sitting room. The first floor is accessed by two staircases and offers five double bedrooms, a shower room hosting a shower, basin, and w/c and a further bathroom ready to be fitted out. There is a boiler room/stores positioned on the ground floor accessed externally, but could be incorporated within the house internally (subject to the necessary consents).

The house has been redecorated, a new kitchen has been installed, along with a new heating system installed approximately 4 years ago. Together with potential for a buyer to carry further internal modifications.

Externally, the property benefits from a private driveway providing seclusion, leading into a yard area offering ample parking for both vehicles and machinery. The farmhouse benefits from a spacious lawned area to the front with mature planted shrubbery and borders giving a true sense of 'country' living—perfect for those who enjoy the amenity aspects of life.





Buildings and Yard

The property boasts a generous plot with a spacious yard area hosting a wide range of agricultural buildings, both modern and traditional in construction, and multi-purpose in their uses. The buildings are mostly in good heart, offering large structures and footprints with great opportunities for a range of uses— subject to the purchasers needs and relevant planning permissions.

The buildings surround the yard area and briefly comprise;

- 1) Traditional brick built workshop
- 2) A three bay steel portal framed building with sheeted walls.
- 3) A six bay steel portal framed general purpose building with concrete block and sheeted sides.
- 4) A six bay steel portal framed general purpose building with Yorkshire boarding and concrete panelled walls, adjoining building 3.
- 5) A six bay timber framed general purpose building with timber cladding and railway sleeper walling
- 6) A lean-to former brick built drying room
- 7) A six bay steel portal framed general purpose building with a further two bay lean to and a smaller one bay lean to. The building has timber cladding above and railway sleeper walling.

The yard surrounding the farmhouse and buildings lends itself to commercial use, should a purchaser wish to run a business from the premises, subject to obtaining the necessary consents. The property boasts accessibility with great road links, perfectly suited to business use.



The larger buildings also present great development opportunities, should someone wish to obtain planning permission, for conversion into residential dwellings. We advise all interested parties to do their own planning research and enquiries. The property will suit those seeking a small-scale development project, or mixed-use property, with great development potential.

Land - Available by Separate Negotiation

A parcel of grassland adjoins, extending to approximately 2.61 acres (1.06 hectares), down to permanent pasture and suitable for grazing of livestock and horses. The land is bound by mature hedgerows and accessed from the farmyard, perfectly complementing the main farmstead should a purchaser have equestrian and/or hobby farming interests.



General Information

Services:

The property benefits from mains water, electricity, with private drainage via a septic tank, and oil fired central heating.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Tenure and Possession:

The property is sold freehold, with vacant possession upon completion.

Timber, Sporting and Mineral Rights:

The timber and sporting rights are included in the sale, as far as they exist. Mineral rights are not included.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars.

Local Authority:

Bolsover District Council, The Arc, High Street, Clowne, Chesterfield S43 4JY

Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.

Method of Sale:

This property is offered to the market by method of Private Treaty.

EPC: E **Council Tax:** G

Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We

recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Money Laundering Regulations 2017:

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected will not be disclosed to any other party.

Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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