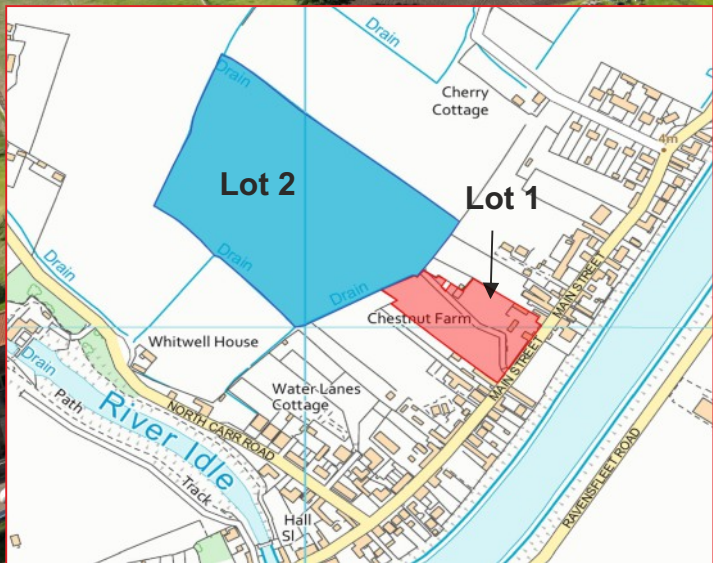




**CHESTNUT FARM RESIDENTIAL DEVELOPMENT OPPORTUNITY
& 11.76 ACRES OF GRADE 1 ARABLE LAND
WEST STOCKWITH, DONCASTER, DN10 4HA**

Tel: 01652 653669
Website: www.ddmagriculture.co.uk



CHESTNUT FARM

West Stockwith, Doncaster, DN10 4HA

(Doncaster 16 miles, Epworth 7 miles)

Residential Dwelling, Traditional Brick Barn Development Opportunity & 11.76 Acres of Grade 1 Arable Land

**FOR SALE AS A WHOLE OR IN TWO LOTS
BEST & FINAL OFFERS BY 12 NOON FRIDAY 28 AUGUST 2026**

Guide Prices

Lot 1 - £275,000 Lot 2 - £90,000

Description

Set within approximately 2.5 acres, Chestnut Farm offers a unique residential conversion, development and renovation opportunity comprising an existing dwelling and a range of traditional barns, situated in the heart of the highly desirable conservation village of West Stockwith, within the Bassetlaw District of Nottinghamshire.

The property is offered together with the opportunity to acquire approximately 11.76 acres of highly productive Grade 1 arable land.



Selling Agents

DDM Agriculture

Eastfield, Albert Street, BRIGG, DN20 8HS

Ref: Cecilie Lister

Mobile: 07733 706292

E-mail: cecilie.lister@ddmagriculture.co.uk

rightmove 

 **RICS**



Introduction

Chestnut Farm is situated within the centre of the village of West Stockwith, in the Bassetlaw District of Nottinghamshire and it is accessible from Main Street via a double gated entrance. The circa 11.76 acre arable field is situated to the west of Chestnut Farm and is accessible by a right of way through Chestnut Farmyard.

The City of Doncaster is located approximately 16 miles to the north-west and the market town of Epworth sits approximately 7 miles to the north.

Wayleaves, Easements & Rights of Way

There is a right of way through the farmyard and reserved for the utility company and its employees on foot and by vehicle over the access track leading to the pumping station.

The Property is sold subject to all rights of way, reservation of minerals, water, drainage, sporting rights, other easements and wayleaves and all rights of access, whether mentioned in these particulars or not.

Value Added Tax (VAT)

The sale price is agreed on a VAT exclusive basis and the Buyer(s) shall indemnify the Vendor for any VAT which may be subsequently payable.

Tenure & Possession

Lot 1 is for sale freehold with the benefit of vacant possession and is offered for sale in conjunction with Lot 2 (11.76 acres), only in the event that an acceptable offer has been accepted on Lot 2 and not in isolation. Lot 2 will be sold with vacant possession subject to the Tenant vacating occupation of the land on 19 March 2027.

Viewings

All viewings must be arranged strictly through DDM Agriculture. Given the dilapidated condition of certain buildings, internal inspections are not possible. Prospective Buyers view the property entirely at their own risk and are requested to exercise extreme caution at all times when inspecting the land and buildings. DDM Agriculture, the Sellers and their agents accept no liability for any injury or loss incurred during an inspection of the property.

Interested parties are invited to speak to Cecilie Lister on 07733 706292 or the Selling Agents' office on (01652) 653669 to discuss their interest





LOT 1 (shaded red on the site plan)

Lot 1 comprises a derelict two-bedroom farmhouse of brick construction, rendered externally and situated underneath a slate roof. The Property has been unoccupied for a number of years and now requires comprehensive renovation or redevelopment.

Accessed via a double gate on Main Street, Lot 1 also includes a range of traditional brick-built barns, former agricultural buildings, stores and other dilapidated structures, including a substantial range of former cart sheds. Collectively, the buildings offer a unique conversion and development opportunity (subject to the necessary planning consents) for a self-builder, developer or small-scale housebuilder seeking to create a residential scheme in the heart of this attractive village.

The Property is set within grounds extending to approximately 2.50 acres, as identified edged red on the Site Plan, providing ample space for landscaping and ancillary uses.

Planning History

The principle of development of Lot 1 has previously been established under a granted planning application (19/00477/FUL) for the 'erection of side and rear extensions to the existing farmhouse, conversion of barns/outbuildings to form two dwellings with open-fronted cart shed for garaging and create new access'. It is, therefore, considered that the barns could lend themselves to residential conversion, subject to obtaining the necessary consents.

Services

Lot 1 has access to mains water, electricity, gas and sewerage connections.

EPC

The EPC rating for Chestnut Farmhouse is 'F' (Expired in 2023).

Outgoings

Chestnut Farm Council Tax Band 'C'

Bassetlaw District Council Tax Rates Payable 2026/2027 - £2,351.00.

Overage

There is a 30% overage/development clause on Lot 1 (except for the derelict buildings and house ie. more than 3 dwellings) for a period of 30 years.





Lot 2 (shaded blue on the site plan)

Lot 2 comprises a single arable field, extending to approximately 11.76 acres (4.76 hectares). The land is classified as Grade 1 on Sheet 104 of the Provisional Agricultural Land Classification Maps of England and Wales.

The Soil Survey of England and Wales identifies the land as being from the 'Romney' association, with their characteristics described as 'deep stoneless, permeable, calcareous, coarse and fine, silty soils, with some calcareous, clayey soils' and 'as suitable for growing sugar beet, potatoes, cereals, some field vegetables and horticultural crops'. The entire Property is registered on HM Land Registry, under the title number NT536049.

Access

Lot 2 is accessed via Lot 1.

Drainage Rates

Isle of Axholme & North Nottinghamshire Water Level Management Board
2026/2027 - £172.37 per annum.



Method of Sale

The land is offered for sale as a **whole or in two Lots** with best and final offers before 12 noon Friday 21 August 2026. The Seller does not undertake to accept the highest, or indeed any offer but best and final offers should be submitted on the prescribed Tender Form, available from the Selling Agents in accordance with the following:-

1. Expressed as a lump sum total (not per acre) and clearly identifying any conditions proposed.
2. Confirm full name and address and contact telephone number of Buyer(s).
3. Confirm full name and address and contact telephone number of Solicitor.
4. Confirm whether the offer is on the basis of cash, or conditional upon unconfirmed finance or sale of other property.
5. Submitted in a sealed envelope marked “**Chestnut Farm Bid/Offer**”.
6. Submitted not later than **12 noon Friday 28 August 2026**.

To avoid the duplication of offers it is suggested that any offer submitted should be for an uneven amount of money. Furthermore escalating bids or offers made by reference to other bids are not acceptable.



Location Plan

