

CLUBLEYS



**Low Farm, Tranmoor Lane, Armthorpe,
Doncaster, South Yorkshire, DN3 3BN
For Sale By Informal Tender £2,090,000**



203.13 Acres in Total - A residential agricultural holding with significant development potential.

Farmhouse, traditional and modern farm buildings with 168.04 Acres of arable land and 30.56 Acres of woodland



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LOCATION

Low Farm lies immediately south of the village of Armthorpe, a large suburban village situated immediately east of the South Yorkshire town of Doncaster and within a mile of Junction 4 of the M18 motorway.

Main access to the farm is via Tranmoor Lane which passes through the middle of Armthorpe village with additional road frontage and access to Nutwell Lane at the south east of the farm. The farm benefits from a further right of way and access over Barton Lane to the north west of the farm.

DESCRIPTION

Low Farm comprises a detached 4 bedroom farmhouse together with a range of traditional and modern farmbuildings with 168.04 Acres of arable land and 30.56 Acres of woodland.

We believe there is significant development potential particularly in the northern section of the farm which borders directly with the southern residential area of Armthorpe.

There is further potential within the farmstead for development for a variety of uses subject to planning.

The land is high quality arable land and the woodland is mixed species amenity woodland with high conservation and sporting value.

AS A WHOLE - GUIDE PRICE £2,090,000

203.13 Acres comprising farmhouse, yard, traditional and modern agricultural buildings, together with 168.04 Acres of arable land and 30.56 Acres of woodland.

LOT 1 - GUIDE PRICE £550,000

36.53 Acres comprising Farmhouse, Yard and Buildings extending to 2.89 Acres, together with 16.15 Acres of Arable Land and 17.49 Acres of Woodland (coloured red on the Sale Plan)

LOT 2 - GUIDE PRICE £845,000

78.96 Acres comprising 67.96 Acres of Arable Land and 11 Acres of Woodland (coloured blue on the Sale Plan). Temporary access to the north of the farmstead shown dotted brown.

LOT 3 - GUIDE PRICE £695,000

86 Acres comprising 83.93 Acres of Arable Land and 2.07 Acres of Woodland (coloured green on the attached plan). Road Frontage onto Nutwell Lane and temporary right of way shown dotted brown on the Sale Plan.

FARM HOUSE

A brick built, cement rendered detached property under a pitched tiled roof. The house benefits from oil fired central heating, lawned gardens with the principal rooms facing south. The accommodation comprises:-

Entrance Hall

With radiator

Kitchen

13'11" x 13'1"

With matching wall and base units, tiled splashback, plumbing for washing machine and dishwasher, cooker point, one and a half bowl sink unit and drainer, central heating radiator and benefiting from 3 windows and an external door.

Sitting Room

18'11" x 13'11"

With brick fireplace and log burner on stone hearth, central heating radiator, 3 windows, external door and under stairs storage cupboard

Lounge

23'2" x 12'4"

Split level, a through room with bow window facing south

Shower Room

6'9" x 8'4"

Shower cubicle, low level WC, wall mounted wash handbasin, radiator and 2 windows.

Boiler Room

10'2" x 6'10"

With oil fired central heating boiler and window

Stars rise from the Hall to

First Floor

Split level landing with spindle balustrade and built-in cylinder airing cupboard

Bedroom

13'11" x 12'8"

With radiator

Bedroom

13'10" x 12'10"

With radiator

Bedroom

13'0" x 8'11"

With radiator

Bedroom

10'7" x 10'1"

With radiator

Bathroom

7'8" x 5'9"

With panelled bath, low level WC, pedestal wash handbasin, radiator

OUTSIDE

The property benefits from fully enclosed lawned gardens with brick outhouse under a pitched tiled roof, flagged and gravel patio and sitting areas.

BUILDINGS

Building No. 1 - Grain Store

9'0" x 4'0"

Six-bay steel portal framed building with concrete floor, block walls to 3m and corrugated sheet cladding above, under corrugated sheet roof. Sliding door. Light and power.

Building No. 2 - General Purpose Building

9'0" x 6'0"

Six-bay steel portal framed building with concrete floor and block walls to 3m under corrugated sheet roof. Sliding door. Light and power.

Building No. 3 - Covered Yard

8'0" x 35'0"

Derelict timber roof over timber frame above earth floor.

Building No. 4 - Brick Stores

8'0" x 20'0"

Brick built building under corrugated sheet roof, comprising three internally partitioned stores. Light and power.

Building No. 5 - Cart Shed

8'0" x 16'0"

Brick built cart shed under corrugated sheet roof.

Building No. 6 - Store

16'0" x 16'0"

Brick built store with earth floor, under pantile roof.

Building No. 7 - Granary

6'5" x 20'0"

Brick built granary under corrugated sheet roof.

Building No. 8 - Cart Shed

35'0" x 18'0"

Two bay part brick-part block built cart shed, with earth floor under corrugated sheet roof.

Building No. 9 - Grain Store

8'5" x 25'0"

Steel portal frame building with concrete floor, block walls with corrugated sheet cladding above, under corrugated sheet roof. Contains grain bins and drier equipment. Power and light.

THE LAND

The land at Low Farm extends to 203.13 Acres in total, comprising 168.04 Acres of arable land and 30.56 Acres of woodland, together with yard, buildings, tracks and hardstandings.

The land is classified as Grade 3 land and the soil is of Newport soil series, being characterised as deep, well drained sandy and coarse loamy soils, at risk of wind and water erosion.

NITRATE VULNERABLE ZONES

The land is located within a Nitrate Vulnerable Zone and is subject to NVZ regulations.

SERVICES

Low Farm benefits from mains electricity, with three-phase connection to the buildings.

The Farmhouse makes use of cesspit drainage system.

TENURE/COMPLETION

The land is currently let under a Farm Business Tenancy which will terminate after harvest.

WATERCOURSES

The Fore's Drain which passes through the property is maintained by the Doncaster East Internal Drainage Board

BASIC PAYMENT SCHEME

The land is registered on the Rural Land Registry and has been claimed against for the Basic Payment Scheme. BPS Entitlements are not included within the sale.

COUNTRYSIDE STEWARDSHIP/ENVIRONMENTAL STEWARDSHIP

The land is not entered into any Environmental or Countryside Stewardship Schemes.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

Low Farm is sold subject to, and with the benefit of, all other existing wayleaves, easements and rights of way, whether public or private, whether specifically mentioned in these details or not.

There is a public footpath along the southern boundary of SE6204 1630 and an Intermediate Pressure gas pipeline along the eastern boundary of field 6950 and Ox Carr Wood, through field 4215.

CROPPING

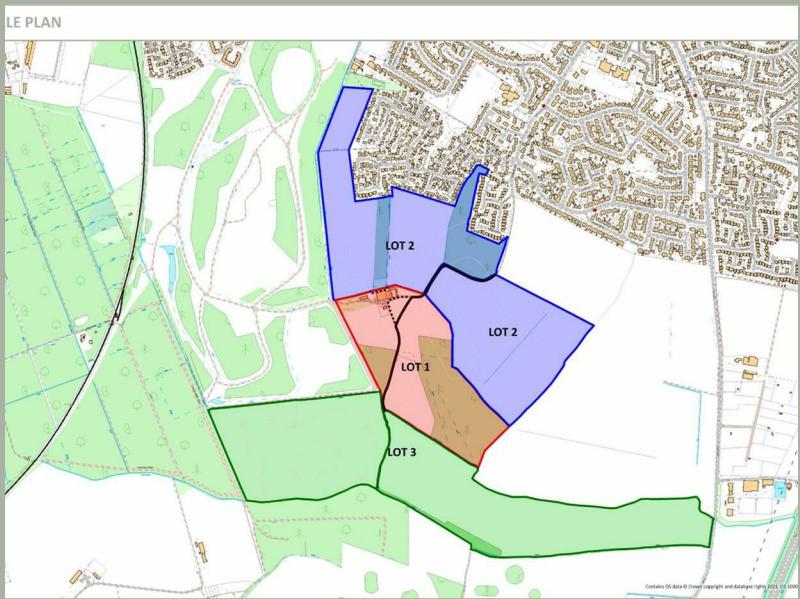
2021 Winter Wheat



	SE6203 3442	5.57	2.42	Arable Land
Ox Carr Wood	15.07	6.10		Woodland
Sub Total	36.53	14.79		

Lot 2

SE6204 1630	4.72	1.91	Arable Land
SE6203 1797	15.14	6.13	Arable Land
Oak Wood	3.06	1.24	Woodland
SE6203 3891	12.94	5.24	Arable Land
Tranmoor Wood	7.94	3.21	Woodland
SE6203 6958	35.16	14.23	Arable Land



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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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	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.