



# HILL TOP FARM

## UPPERTHORPE ROAD, WESTWOODSIDE DONCASTER, DN9 2AQ

(Doncaster 13 miles, Gainsborough 12 miles)



**A SEMI-DETACHED GRADE II LISTED HOUSE TOGETHER WITH  
A RANGE OF TRADITIONAL FARM BUILDINGS & LAND WHICH  
OFFERS REDEVELOPMENT POTENTIAL, IN ALL EXTENDING TO  
0.74 ACRE (0.30 HECTARE) or thereabouts**

**FOR SALE BY PUBLIC AUCTION  
AT THE CARPENTERS ARMS, WESTWOODSIDE, DONCASTER, DN9 2AT  
6.00PM FRIDAY 14 APRIL 2023  
GUIDE PRICE OF £285,000.00  
FREEHOLD ABSOLUTE WITH VACANT POSSESSION**

**Solicitors**

HSR Law  
Staynor House  
Newborn Court, Chapel Street  
Epworth  
DONCASTER, DN9 1HH  
**Tel: 01427 872206**  
Ref: Katie Allwood  
E-mail: katie.Allwood@hsrlaw.co.uk

**Auctioneers**

DDM Agriculture  
Eastfield  
Albert Street  
BRIGG  
DN20 8HS  
**Tel: 01652 653669**  
Ref: Andrew Houlden  
E-mail: andrew.houlden@ddmagriculture.co.uk

## General Remarks and Stipulations

### **Location**

Hill Top Farm is situated on the southern side of Upperthorpe Road in Westwoodside at its junction with Gollands Lane. The town of Doncaster lies approximately thirteen miles to the west and the town of Gainsborough this approximately twelve miles to the south east.

### **Introduction**

The sale of Hill Top Farm follows the death of John Oates and the sale of this property provides many possible opportunities for prospective purchaser(s). The whole site extends to 0.74 acre (0.30 hectare) or thereabouts.

### **HILL TOP FARM HOUSE**

The property offers an opportunity to acquire a semi-detached Grade II listed two-bedroom house of brick construction under a concrete interlocking tile roof with an attached wash house under a pantile roof. The property offers a superb opportunity to purchase a renovation/refurbishment/ redevelopment project, subject to obtaining the necessary planning consents.

The property provides the following accommodation:-

#### *Ground Floor*

##### *Entrance Lobby*

*Kitchen* - with a traditional Range and an Inglenook fireplace.

*Utility Room* - with a Belfast sink and a Pantry.

*Side Passage* - with door to the street.

*Dining Room* - with a feature fireplace and built in cupboards to either side.

*Sitting Room* - with a feature fireplace and built in cupboard.

*First Floor Landing* - with a coomed ceiling and a box room off.

*2 no. Bedrooms* - one with a reduced height ceiling.

The exterior of the property faces into a farmyard to the south and has no curtilage on the northern side.

### **Services**

There are mains water and electricity supplies to the property. Drainage is to the main sewers.

### **HILL TOP FARM BUILDINGS**

The buildings comprise a range of traditional farm buildings located to the south of the farm house. The buildings comprise:-

*Loading bay* - of timber construction with a corrugated fibre cement sheet roof and flat iron sheet cladding to the rear and a housing timber platform.



*Cart Shed* - of brick construction under a part corrugated fibre cement sheet/part pantile roof, part enclosed with doors.

*Range of Buildings* - of brick and pantile construction comprising pig stys and 3 no. loose boxes, in poor condition.

*Cattle Shed* - of timber frame construction under a corrugated fibre cement sheet roof, with corrugated iron sheet and timber cladding and part open to the eastern side.

*Chicken Shed* - of timber frame construction under a corrugated fibre cement sheet roof and open to the eastern side.



*Machinery Shed* - of timber frame construction under a corrugated fibre cement sheet roof and side cladding to three sides. One enclosed bay and 3 bays open fronted to the east.

*Single Storey Shed* - of brick construction under a concrete interlocking tile roof with 2 no. loose boxes.

*Two Brick Barns* - both of brick construction under a concrete interlocking tile roof, with a granary floor to one.

There is also an area of open ground to the south of the farm buildings, which could be grassed down to form a useful grass paddock.

### Plans Areas and Schedules

Plans attached to these particulars are based on the Ordnance Survey National Grid and are for reference only. Purchaser(s) will be deemed to have satisfied themselves of the boundaries of the land.

### Energy Performance Certificate

The EPC rating is to follow, the rating is expected to be "G".

### Planning

Part of the farmstead falls within the development boundary for Westwoodside. Please refer to the Legal Pack. Prospective Purchaser(s) are to make their own enquiries in respect of planning with North Lincolnshire Council planning department on (01724) 297000.

### Value Added Tax (VAT)

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

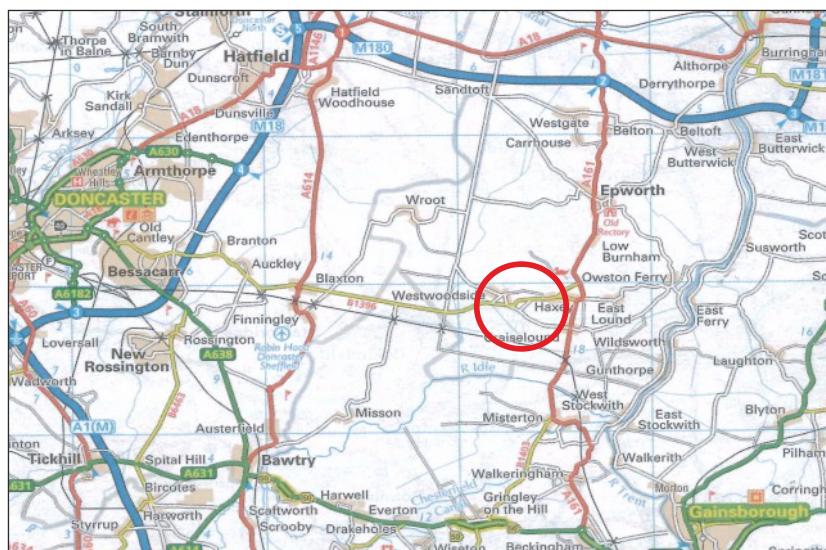
### Viewing

The property may be viewed at any reasonable time during daylight hours in possession of a set of these particulars. Internal viewing of the property is by prior appointment through the Auctioneers on (01652) 653669.

### Method of Sale

The freehold interest in this property will be offered for sale by **Public Auction at 6.00pm on Friday 14 April 2023 at The Carpenters Arms, Westwoodside, Doncaster, DN9 2AT**. You will be required to provide your full name(s), address(es) and date(s) of birth, along with two forms of identification (one being photographic, ie. passport or driving licence). This is to comply with Anti-Money Laundering legislation. The Sale Contract and Special Conditions of Sale will be prepared in accordance with the Fourth Edition of the RICS Common Conditions (March 2018). Copies of the Sale Contract will be available for inspection 21 days prior to the Auction at the offices of both the Solicitors and the Auctioneers.

Interested parties are invited to speak to Andrew Houlden of the Auctioneers on 07970 126303 or (01652) 653669 to discuss their interest.



# HILLTOP FARM, UPPERTHORPE ROAD, WESTWOODSIDE, DONCASTER, DN9 2AQ

## SITE PLAN



### Important Notice

DDM Agriculture for themselves and the Vendors of this property, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) The purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters including planning or other consents.
- (iii) The information in these particulars is given without responsibility on the part of DDM Agriculture or their clients. Neither DDM Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.
- (iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.