

JH Pickup & Co

WOODLANDS

MOOR LANE NORTH, RAVENFIELD, S65 4LZ

(Rotherham 5 miles, Doncaster 13 miles)

SMALLHOLDING EXTENDING TO 7.53 ACRES

(3.04 Hectares) or thereabouts



FOR SALE BY INFORMAL TENDER

CLOSING DATE: 12 NOON FRIDAY 01 MARCH 2024

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

Offers in Excess of £395,000.00

Solicitors

Grainger Appleyard
26-27 Hallgate
DONCASTER
DN1 3NL

Tel: 01302 327257

Ref: Lisa Bulcroft

E-mail: l.bulcroft@graingerappleyard.com

Selling Agents

JH Pickup & Co
2 Doncaster Road
Bawtry
DONCASTER
DN10 6NF

Tel: 01302 714399

Ref: Lucy Barraclough

E-mail: Lucy.Barraclough@jhpickup.co.uk

A subsidiary of



General Remarks and Stipulations

Location

The property is situated off Moor Lane North to the north of the village of Ravenfield, which itself lies approximately five miles north east of the town of Rotherham and in the County of South Yorkshire. Junction 1 of the M18 motorway lies three miles to the south east.

Property Description

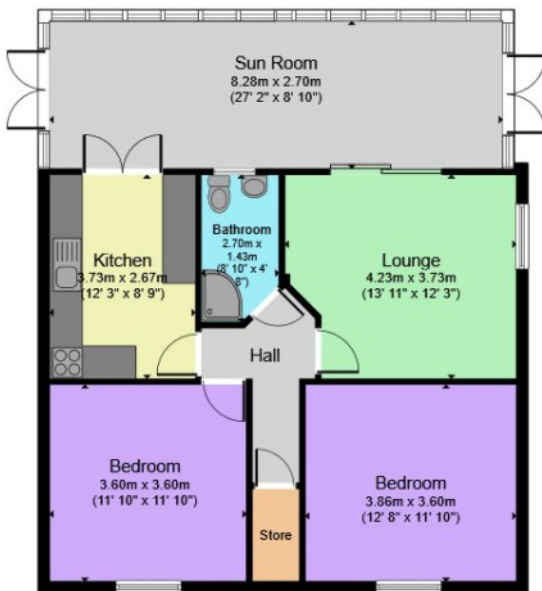
The property comprises a detached two bedroom bungalow of part brick and rendered construction under a slate roof known as 'Woodlands', in a rural but accessible location offering potential to renovate, redevelop or extend subject to obtaining the necessary planning consents. Accessed via a large tarmac driveway with parking for several vehicles, the property also benefits from both front and rear lawned gardens and an orchard.

The accommodation comprises:

Ground Floor

- Kitchen with a range of fitted wall and floor units, stainless steel sink unit, integrated electric oven and extractor fan, plumbing for an automatic washing machine and with a heated towel rail.
- Living Room dual aspect with patio doors leading to the conservatory.
- Conservatory with two patio doors leading to north and eastern elevations.
- Bedroom 1 & 2
- Bathroom with a white suite comprising a shower cubicle, low flush WC and pedestal wash hand basin with a heated towel rail and fully tiled walls.

There is also a static caravan which provides an additional living/accommodation.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Externally, the property benefits from a **stable block** of timber construction under a corrugated sheet roof with rubber matting providing stabling for six horses and with a part concrete corral/shoeing area leading to a gently sloping paddock extending to 6.59 acres (2.66 hectares) or thereabouts bounded by timber post and rail fenced boundaries.



General Information

Services

There are mains water, electricity and gas supplies to the property. Drainage is to a septic tank/cesspit.

Local Authority

Rotherham Metropolitan Borough Council, Riverside House, Main Street, Rotherham, S60 1AE

Tenure and Possession

The property is offered freehold with vacant possession upon completion.

Viewings

Strictly by appointment only through the selling agents - Tel: 01302 714399 or E-mail: Lucy.Barraclough@jhpickup.co.uk

Fixtures & Fittings

Only those fixtures and fittings referred to in the sales particulars are included in the purchase price.

Method of Sale

The property is offered for sale as a whole by Informal Tender with offers in excess of £395,000. Interested parties are invited to speak to Lucy Barraclough of the Selling Agents, or contact the office on (01302) 714399 to discuss their interest.

Development Clause

The land is subject to a development clause, whereby 15% of any uplift in value in excess of its existing use value, is reserved to the Vendor, for a period of 25 years, as from the date of completion for any additional dwellings or development (excluding the bungalow) in connection with this site.

Easements, Wayleaves and Rights of Way

The property is offered subject to and with the benefit of, all existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.



Site Plan



Important Notice

JH Pickup & Co 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 BPS, planning or other consents.
- (iii) The information in these particulars is given without responsibility on the part of JH Pickup & Co or their clients. Neither JH Pickup & Co 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.