



**BRAMLEY GRANGE FARM**  
LIDGET LANE, BRAMLEY, ROTHERHAM, S65 4LY

**JH Pickup & Co**



# BRAMLEY GRANGE FARM

**WITH PLANNING PERMISSION FOR 7 DWELLINGS WITH THE  
WHOLE SITE EXTENDING TO 9.16 ACRES OR THEREABOUTS**

**Lidget Lane, Bramley, Rotherham, S65 4LY**

(Rotherham 7 miles, Doncaster 11 miles)

**FOR SALE BY PRIVATE TREATY**

**Offers in the region of £1,600,000**

## **RESIDENTIAL DEVELOPMENT OPPORTUNITY**

The property is situated off Lidget Lane in the village of Bramley, which itself lies equidistant between Sheffield and Doncaster. Junction 1 of the M18 lies approximately two miles to the south east.

### Selling Agents

JH Pickup & Co  
2 Doncaster Road  
Bawtry, DN10 6NF  
Tel: 01302 714399

Ref: Tom Cooper & Lucy Barraclough

E-mail: [tom.cooper@jhpickup.co.uk](mailto:tom.cooper@jhpickup.co.uk) & [lucy.barraclough@jhpickup.co.uk](mailto:lucy.barraclough@jhpickup.co.uk)



## Description

An excellent opportunity to acquire a semi-detached character farmhouse with up to three paddock extending to 6.68 acres (2.70 hectares) or thereabouts, situated in a residential but remote position in the outskirts of the village of Bramley.

The sale includes a range of agricultural buildings, benefiting from planning permission for four semi-detached bungalows, two detached dwellings and an annexe. This development opportunity will suit owner occupiers and developers alike, and viewing is highly recommended.

The property and one paddock can be accessed by its own private driveway leading to Bramley Grange and the Farm.

Grange Farmhouse comprises the following accommodation:

### Ground Floor

#### **Entrance Hallway**

#### **Kitchen Dining**

with a range of fitted floor and wall units, granite sink unit and fitted appliances including gas oven with extractor fan and two radiators

#### **Lounge**

dual aspect with wood burning stove and two radiators

#### **WC**

with WC and pedestal wash hand basin

### First Floor

#### **Bedroom One**

with a radiator and en-suite comprising low level WC, hand basin and shower cubicle

#### **Bedroom Two**

#### **Bedroom Three**

#### **Bedroom Four**

#### **Bathroom**

with a low level WC, pedestal wash hand basin, corner shower cubicle and panelled bath

### **Outside**

The property benefits from a rear lawned garden and driveway to the west elevation.





## Farm Buildings

The property also comprises a range of traditional and specialist agricultural buildings, formerly used as part of a pig production unit.

## Planning Permission

RB2023/1405 - Demolition of existing buildings, conversion of buildings to form a three bedroom residential dwelling and annexe, including a games room, home office and workshop, and the erection of a detached garage of an open cart shed type construction.

RB2022/1276 - Prior notification for the proposed Change of Use of Agricultural Buildings to Dwelling Houses (Use Class C3) including two dwellings each of 100m<sup>2</sup>, two dwellings of 91m<sup>2</sup> and a larger dwelling of 216m<sup>2</sup>, each with vehicular access from individual driveways.

RB2022/1684 - Application to determine whether prior approval is required of the method of demolition and restoration of the site re-demolition of redundant farm buildings and structures.





## General Information

### Services

There are mains electricity, gas and water to the property and drainage is to the mains sewerage.

### Overage Provision

The paddock to the south, and to the right of the access track, is subject to a development clause whereby 30% of any uplift in value (resulting in alternative use) in excess of the existing value, is reserved to the Vendor for a period of 40 years, commencing from the date of completion.

### Planning Permission & Local Authority

Further information can be sourced from the selling agent's website, or alternatively, please contact the office to discuss further on 01302 714399.

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

### Tenure and Possession

The property is offered freehold with vacant possession upon completion.

### Energy Performance Certificate

Grange Farmhouse has a current rating of Band D (57) with a potential to increase to Band B (84)

### Viewings

Strictly by appointment only through the selling agents: 01302 714399.

Email: tom.cooper@jhpickup.co.uk or lucy.barracrough@jhpickup.co.uk

### Fixtures & Fittings

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

### Easements, Wayleaves & Rights of Way

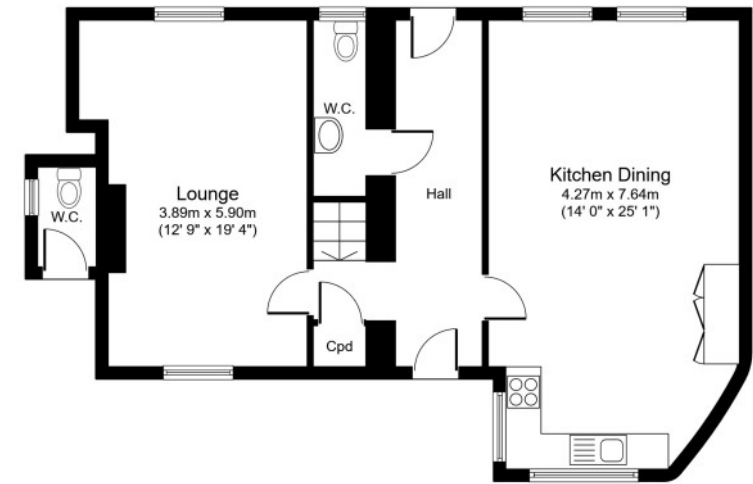
The property is offered subject to and with the benefit of, all other existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

### Method of Sale

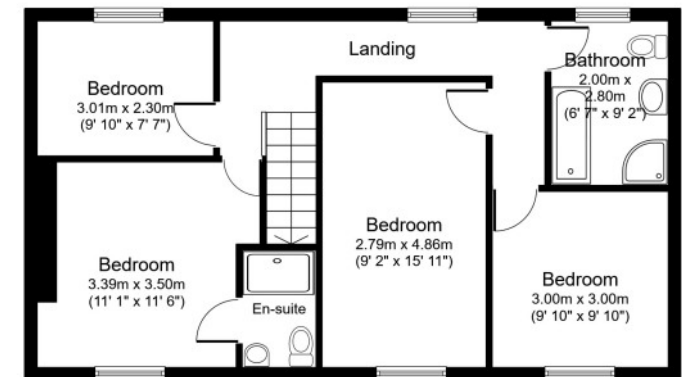
The property is offered for sale as a whole by Private Treaty (private negotiation) with offers invited in the region of £1,600,000. Interested parties are invited to speak to Tom Cooper of the Selling Agents, or contact the office on (01302) 714399 to discuss their interest.

## Bramley Grange Farm, Lidget Lane, ROTHERHAM, S65 4LY

Total floor area 135.6 sq.m. (1,460 sq.ft.) approx



Ground Floor



First Floor

Floor plans are for identification purposes only.  
All measurements are approximate.

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### Important Notice

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