

**WELLINGLEY GRANGE  
WELLINGLEY LANE  
TICKHILL  
DONCASTER  
DN11 9LL**



**TRADITIONAL FARMHOUSE, COTTAGES, BUILDINGS, AND  
2.36 ACRES OF PADDOCKS**

**FOR SALE BY PRIVATE TREATY**

**FREEHOLD WITH VACANT POSSESSION**

**OFFERS IN EXCESS OF £800,000**

## **GENERAL REMARKS & STIPULATIONS**

### **INTRODUCTION**

This introduction and these particulars are intended to give a fair and substantially correct description of the property for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.

### **SITUATION**

The property is located at Wellington, near Tickhill, in a private rural location and encompassing Wellington Grange Farmhouse, Top Cottage, an uninhabited cottage, range of farm sheds and traditional farm buildings, and 2.36 acre of paddocks set in an attractive traditional farmstead.

The property presents a blank canvas for a purchaser. Not just providing a primary residence, the property has potential for a whole range of different residential and commercial alternative uses (subject to gaining the necessary consents).

### **GENERAL DESCRIPTION**

#### **Wellington Grange Farmhouse**

A Grade 2 listed stone farmhouse, part dating from as early as 1536, with extensive accommodation and character features throughout. The farmhouse comprises 5 bedrooms, 2 bathrooms (one of which is en-suite), 3 reception rooms, kitchen, utility room, downstairs WC, and 3 further store rooms/outbuildings. The farmhouse is in good condition but requires investment in some parts.

#### **Top Cottage + Uninhabited Cottage**

Top Cottage is one of a pair of semi-detached cottages dating from the late 19<sup>th</sup> century featuring 3 bedrooms, kitchen, reception room and upstairs bathroom. Top Cottage is currently let on an Assured Shorthold Tenancy.

The second of the pair has 3 bedrooms, kitchen, sitting room, and larder/store but is uninhabited and requires renovation.

#### **Buildings and Farmstead**

The farmstead includes a Grade 2 listed stone barn, a smaller stone barn, stone cart shed, a further cart shed, a brick barn, lambing shed, grain stores and Dutch Barn. The farmstead is enclosed by a stone wall.

#### **Paddocks**

2 grass paddocks adjoining the farmstead totalling 2.36 acres. Further land may be available by negotiation.



1. Wellingley Grange



8. Brick Barn



4. Traditional Stone Barn



10. Grain Store



5. Smaller Stone Barn



11. Dutch Barn



6. Stone Cart Shed



2. & 3. Top Cottage and Uninhabited Cottage

## AREAS – Measurements are approximate.

1. Wellingley Grange Farmhouse: 2906 sqft.
2. Top Cottage: 835 sqft.
3. Uninhabited Cottage: 835 sqft.
4. Traditional Stone Barn: 1550 sqft.
5. Smaller Stone Barn: 637 sqft.
6. Stone Cart Shed: 2175 sqft.
7. Further Cart Shed: 1215 sqft.
8. Brick Barn: 1425 sqft.
9. Lambing Shed: 2430 sqft.
10. Grain Store: 3840 sqft.
11. Dutch Barn: 1910 sqft.
12. Paddock: 1.55 acres
13. Paddock: 0.81 acres

The building numbers correspond with those on the sale plan.

## TENURE AND POSSESSION

The property is offered for sale freehold. Vacant possession will be given on completion, other than in respect of Top Cottage.

## VAT

Should any sale of the land or any rights attached to it be a chargeable supply for the purposes of VAT, such tax will be payable by the purchaser in addition to the purchase price.

## SERVICES.

Electricity (Mains), water (Mains), oil fired boilers, septic tanks.

The mains water reaches Wellingley Grange via a private pipe through adjoining land. It is understood that the pipe is in need of replacing. The water pipe serves a 3<sup>rd</sup> party property which is sub metered and water is re-charged.

## EPC RATINGS

Wellingley Grange has an EPC of an E53. Top Cottage has an EPC of E54

Score	Energy rating	Current	Potential	Score	Energy rating	Current	Potential
92+	A			92+	A		
81-91	B		86 B	81-91	B		83 B
69-80	C			69-80	C		
55-68	D			55-68	D		
39-54	E	53 E		39-54	E	54 E	
21-38	F			21-38	F		
1-20	G			1-20	G		

## **RIGHTS OF WAY AND EASEMENTS**

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private; light, support, drainage, water, electricity supplies, and other rights, and obligations, quasi-easements, and restrictive covenants, and all existing wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipes whether referred to in these remarks or not.

The Vendor reserves a right of way for all purposes and at all times along the route shaded blue on the sale plan.

## **COVENANTS**

The sale will be free of covenants and overage other than a covenant by the Purchaser not to object to any planning application by the Vendor on their retained adjoining land.

## **DISPUTES & BOUNDARIES**

Should any dispute arise as to the boundaries or any points arise on the general remarks, particulars, schedule or plan or the interpretation of any of them, the question shall be referred to the arbitration of the Selling Agents whose discretion, acting as agents, shall be final.

## **OFFERS**

The property is offered for sale by private treaty. Offers should be made in writing to the sole agents, Jas Martin & Co., 1 Flavian Road, Lincoln, LN2 4GR  
Email: mailbox@jasmartin.co.uk | Tel: 01522 510234.

## **LOCAL AUTHORITIES**

Doncaster Metropolitan Borough Council  
Civic Office  
Waterdale  
Doncaster  
South Yorkshire  
DN1 3BU

## **VIEWING**

Viewing of the property is **strictly by appointment only** through Jas Martin & Co., 1 Flavian Road, Lincoln, LN2 4GR  
Email: mailbox@jasmartin.co.uk | Tel: 01522 510234.

## **WHAT3WORDS**

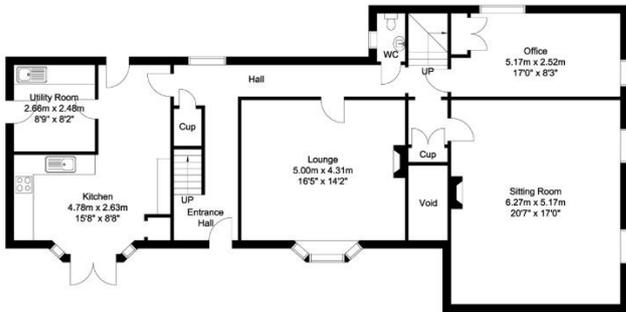
kindest.confetti.tourist

## **MISREPRESENTATIONS**

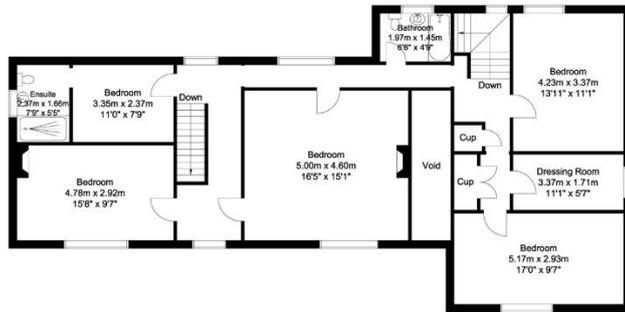
These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations, but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the understanding that neither Agents nor Vendor are to be or become under any liability for claims in respect of their contents. In the event of the Agents supplying any further information or expressing an opinion to a prospective purchaser, whether oral or in writing such information or opinion must be treated as given on the same basis as the particulars.

These particulars were prepared in February 2026.

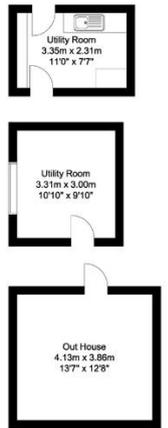
Ground Floor  
120 sq m/1291.66 sq ft  
Approx.



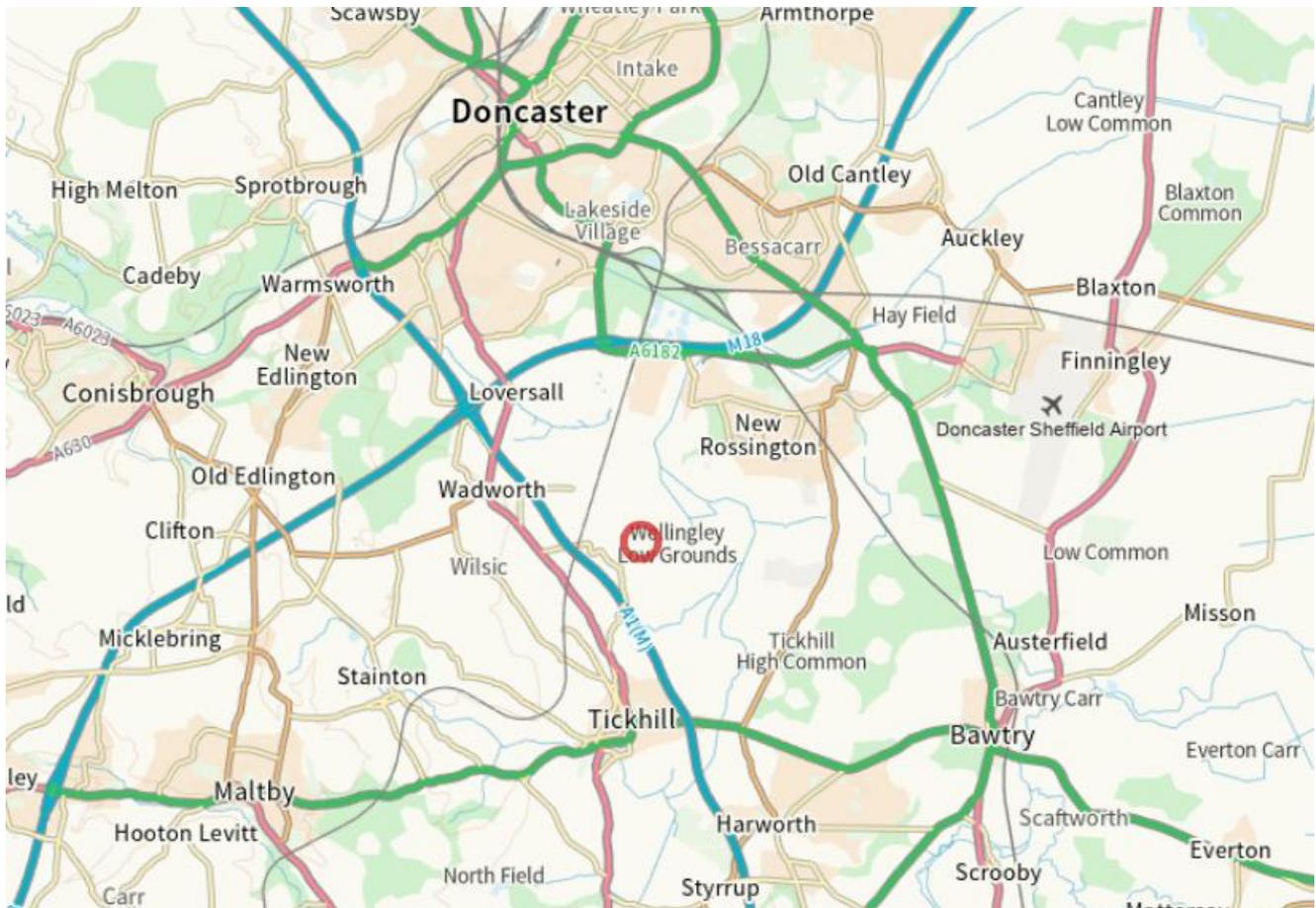
First Floor  
116 sq m/1248.61 sq ft  
Approx.



Outbuilding  
34 sq m/365.97 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2026



These particulars and plans are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations, but they are otherwise not intended to be relied upon in any way or for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the vendors are to be or become under any liability or claims in respect of their contents. In the event of the Agents supplying any further information or expressing any opinion to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

# Wellingley Grange

**JAS. MARTIN & CO.**  
Chartered Surveyors Land Agents & Valuers



Produced on Land App. Feb 16, 2026.  
© Crown copyright and database rights 2026 (Ordnance Survey licence number 100059532)