

This is a rare opportunity to acquire a large property with potentially a wide range of uses that will appeal to private individuals, institutions, contractors and those offering medical and day care, subject to a change of use planning permission. It consists of a convent with chapel forming a large 1960's detached dormer bungalow affording 9 bedrooms and 5 reception rooms, established lawned gardens and garage, pleasantly situated in a popular South Yorkshire village between Barnsley and Doncaster, convenient for the local train station, walking distance of a good shopping centre, junction 37 of the A1M at Marr and junction 36 of the M1 motorway at Birdwell via close links with the Dearne Valley Parkway.



40 LOCKWOOD ROAD GOLDTHORPE ROTHERHAM S63 9JY

FOR SALE BY PRIVATE TREATY

PRICE: OFFERS AROUND £165,000

**Viewing arrangements are strictly by appointment only through
our Residential Department on 01226 299221**

PHOTO GALLERY



KITCHEN



COMMUNITY ROOM



CHAPEL



BEDROOM



REAR ELEVATION (CHAPEL)



REAR ELEVATION (BUNGALOW)



FRONT ELEVATION



QUADRANT

Energy Performance Certificate



Marist Convent, 40 Lockwood Road, Goldthorpe, ROTHERHAM, S63 9JY

Dwelling type: Detached bungalow
 Date of assessment: 12 February 2016
 Date of certificate: 14 February 2016

Reference number: 8116-7422-1190-0282-7992
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 448 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

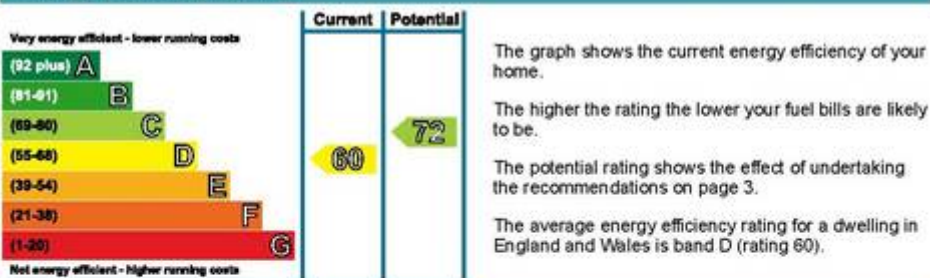
Estimated energy costs of dwelling for 3 years:	£ 11,898
Over 3 years you could save	£ 2,823

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 663 over 3 years	£ 489 over 3 years	
Heating	£ 10,767 over 3 years	£ 8,118 over 3 years	
Hot Water	£ 468 over 3 years	£ 468 over 3 years	
Totals	£ 11,898	£ 9,075	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 711	✓
2 Cavity wall insulation	£500 - £1,500	£ 1,542	✓
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 420	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

EXISTING CONVENT & CHAPEL AT 40 LOCKWOOD ROAD
GOLDTHORPE

Occupying an attractive garden site extending to almost half an acre, a chapel adjoins the property at the rear and as can be seen from the attached floorplan, internal access to the chapel is provided by two hallways around a lawned quadrant garden creating an ideal sitting area.

The property is considered to be suitable for a range of uses, including residential, offices, medical and day care etc, subject to a "change of use" planning approval and interested parties are advised to make their own enquiries with the planning department at Barnsley Metropolitan Borough Council with regard to future uses for the property which is currently classed as Sui Generis, please see under "General Information" the Property Use Class.

The approximate site boundaries are shown edged in red on the attached copy of the Land Registry title plan which is provided for identification purposes only. The vendor's solicitors will confirm the boundaries.

Attractive and enclosed lawned gardens extend around the property and a gated side driveway provides plenty of off-road parking and access to an attached brick garage measuring 17'3" X 16'1" having an electrically operated entrance door.

The property is partially double glazing and gas centrally heated. The accommodation comprises:

GROUND FLOOR

PVC external door to the

VESTIBULE with central heating radiator and inner door to the

RECEPTION HALL with telephone lobby and set of French doors to the

COMMUNITY ROOM 18'5" X 12'11" including the alcoves, having a tiled fireplace and hearth, three front facing windows, fitted display cabinets, twin panelled central heating radiator and wide folding door to the

DINING ROOM 20'1" X 12'11" with windows and a set of French doors overlooking and leading into the quadrant, covings, two central heating radiators and access to the

HALLWAY with access to the

INTERVIEW ROOM 12'11" X 9' with front facing window, central heating radiator and set of sliding doors to the

INTERVIEW ROOM TWO 13'1" X 9'11" with central heating radiator, front facing window and door to the

HALLWAY

LARGE FULLY TILED 'L' SHAPED KITCHEN 14' X 9'4" and 12'10" X 6'8" both with windows overlooking the quadrant and base units with stainless steel sink units and double drainers, twin panelled central heating radiator, one with a pantry off

SIDE CORRIDOR with access to the

TOILET being half tiled and having a wash hand basin and low flush WC

LARDER 7'5" X 6'6" with power and light supply

FULLY TILED UTILITY ROOM 9'9" X 6'3" with plumbing facilities for an automatic clothes washer, worktop, base unit with stainless steel sink unit and drainer, creel, overlooking the quadrant and having a central heating radiator

SECOND TOILET being half tiled and having a wash hand basin and low flush WC

The corridor has a recessed side entrance with external light and matwell, and at the end of the corridor there is a second side entrance into a covered area with wrought iron gate to the drive where there is access to a side door to the garage and access to a

TANK STORE 11'3" X 10' maximum housing a large oil storage tank (redundant)

At the end of the corridor there is access into the **SACRISTRY 12' X 9'8"** having fitted furniture consisting of a large drawer unit, double wardrobe, pedestal wash hand basin and central heating radiator

STORE 7'1" X 3'10"

CHAPEL 32'10" x 16' having an abundance of natural light with tall slender windows to both main elevations with an aspect over the quadrant, top opening windows, three central heating radiators and at one end there is a stone altar on a raised tiled platform (kindly note altar excluded from sale), door to the quadrant, at one end of the chapel there are two small book and utensil stores both measuring approximately 4'8" x 4'8" (maximum)

Door to the

CORRIDOR (from the East side) there is a central heating radiator and a set of French doors into the quadrant

BEDROOM FIVE 13'2" X 8'3" with pedestal wash hand basin and fitted wardrobe, gable window and a central heating radiator

BEDROOM FOUR 13'2" X 8'3" with pedestal wash hand basin and fitted wardrobe, gable window and a central heating radiator

SHOWER ROOM 13'2" X 8'4" overall having a tiled shower cubicle with Triton shower, fitted linen cupboard and access to the

BATHROOM with separate toilet, both being half tiled

On a slightly higher level

BEDROOM THREE 13'2" X 8'7" with fitted wardrobes and a central heating radiator

SIDE HALLWAY off the reception hall, with under stairs store cupboard, central heating radiator and access to the

TOILET being half tiled and having a pedestal wash hand basin and low flush WC

PRAYER ROOM 13'2" X 8'2" excluding the built in store cupboard, having a gable window and central heating radiator

BEDROOM ONE 11'7" X 8'5" with front facing window, central heating radiator and

EN SUITE BATHROOM 8'3" X 5'6" (overall) being half tiled and having a pedestal wash hand basin, low flush WC and a panelled bath with mixer taps and a hand shower attachment

From the inner hall a staircase with wrought iron balustrade and newel post rises to a

THREE QUARTER LANDING with gable window

FIRST FLOOR

LANDING off the landing there are five bedrooms, five useful box rooms, a bathroom and a separate toilet comprising

BEDROOM SIX 13'5" X 11'5" excluding the fitted wardrobe and having a front facing window, central heating radiator

BEDROOM SEVEN 12'4" maximum X 11'8" maximum overlooking the quadrant and having a central heating radiator

Useful front facing recess of the landing with central heating radiator forming a little sitting area

BEDROOM EIGHT 12'5" X 11'11" including the fitted wardrobes with dormer overlooking the quadrant, pedestal wash hand basin and twin panelled central heating radiator

BEDROOM NINE 13'1" maximum X 12'4" maximum with rear facing window, excluding the fitted wardrobes, pedestal wash hand basin and central heating radiator

GABLE BEDROOM 10'11" X 9'11" with side window, including fitted wardrobes, having a pedestal wash hand basin and central heating radiator

BATHROOM 6'2" X 6'2" being half tiled and having a pedestal wash hand basin, panelled bath with Triton shower over, central heating radiator

TOILET being half tiled and having a low flush WC

OUTSIDE

The property is very pleasantly situated towards the Northern edge of the village yet within a reasonable level walk of the main shopping centre and occupies a generous sized plot with lawned gardens extending on all sides. To the front boundary there is a separate hand gate to the front entrance and the gated side driveway provides ample off-road parking with access to an **ATTACHED BRICK GARAGE 17'3" X 16'1"** having an electrically operated metal up and over entrance door, personnel door to a covered side area and a pot sink. From the drive there is access to the **BOILER ROOM 11'3" X 10' maximum** housing the two central heating boilers, a large storage water cylinder and having a tap. There is a covered side entrance with matwell and external light. A side hand gate to the garage provides access into a good sized and fairly level lawned rear garden which extends to the North side having a good range of established evergreen bushes and shrubs. There is a further garden area within the centre of the property forming a lawned quadrant having a well stocked and central circular herbaceous border, wall

light, external water point and four access points into the property, one to the chapel and the South corridor and two sets of French doors, one to the dining room, the other to the North corridor.

GENERAL INFORMATION

TENURE

Freehold, with vacant possession on completion, subject to covenants against nuisance issues and prohibition on sale of alcohol.

PROPERTY USE CLASS

We assume that the property as an existing Convent, may be Sui Generis, meaning it does not fit within a specific Use Class, however interested parties are advised to make their own enquiries with the Local Planning Authorities.

LAND REGISTRY OFFICIAL COPY TITLE PLAN

The approximate boundaries of the property are shown edged in red on this attached plan, for identification purposes only. Please do not scale from the plan as it has been reduced for printing purposes. The vendor's solicitors will confirm the boundaries.

SERVICES

We understand that the property has all the usual mains connections. The vendor's solicitors will confirm.

CENTRAL HEATING

The property has a gas fired central heating system served by two wall mounted Veissmann boilers with a large hot water storage cylinder located in the boiler room off the drive.

LOCAL AUTHORITY

Barnsley Metropolitan Borough Council
PO Box 634
Barnsley
S70 9GG

Tel: 01226 770770

LOCAL PLANNING AUTHORITY

Development Service
Barnsley Metropolitan Borough Council
PO Box 634
Barnsley
S70 9GG

Tel: 01226 770770

RATING ASSESSMENT

We understand the property pays council tax band E. Rates for year 2015/16 are £1,797.

FIXTURES & FITTINGS

The carpets, curtains and light fittings are included in the sale. Kindly note the chapel pews and the chapel altar are excluded from the sale. Only the items specifically mentioned within these particulars are included.

TRAVELLING

From Barnsley, take the A635 Doncaster Road through Stairfoot, Ardsley, Darfield and at the Millhouses roundabout continue on the Doncaster Road also known as the Dearne Valley Parkway. Within approximately 1 mile at the next roundabout take the second exit onto Barnsley Road into the centre of Goldthorpe. Within approximately half a mile, pass through the traffic lights with High Street and then take the second turn left onto Lockwood Road. Proceed forward passing the junction with High Street. Pass the vicarage and the Catholic primary school and the Convent is located a short distance along on the right hand side.

Alternatively, if travelling from Doncaster on the A635 Barnsley Road through Marr and through the village of Hickleton, after Hickleton within approximately a third of a mile bear left onto the Doncaster Road into the centre of Goldthorpe. Take the sixth turning right onto Lockwood Road just before the traffic lights with High Street. Proceed forward passing the junction with King Street. Pass the vicarage and the primary school. The Convent is located a short distance along on the right hand side.

WEBSITE ADDRESS

Details of all the properties currently on offer through Wilbys can be viewed on Wilbys.net, OnTheMarket.com or by using the search feature within Rightmove.co.uk. the UK's No. 1 property website.

MORTGAGE PROCEDURE

If you wish to make an offer on this property before contacting a Financial Advisor or Solicitor you should make your offer to our office to avoid any delay and the possibility of a sale being agreed to other interested parties. Under the Estate Agents act 1991 you will be required to give us your financial details to enable us to qualify your ability to purchase before we can recommend your offer to our sellers. Offers may be made by visiting our Eastgate Office or by telephone on 01226 299221.

MONEY LAUNDERING REGULATIONS

In order to proceed with a sale we will need confirmation of Identity and Proof of address.

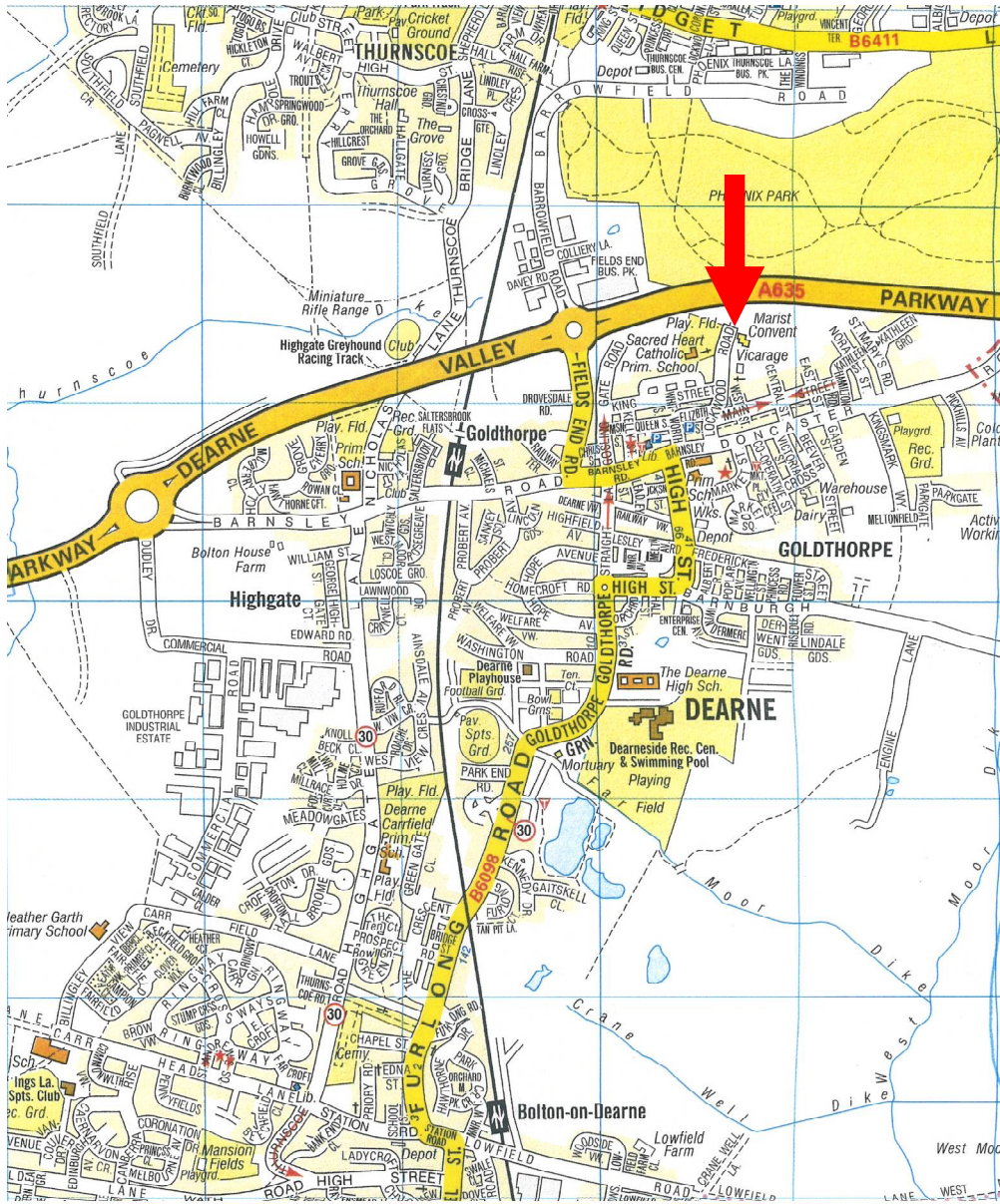
FREE VALUATION

If you have a property to sell our Residential Sales Manager, Mr Mark Farmer, or our Valuer, Ben Border, will be pleased to arrange an appointment to give you a market valuation and advice. The advisory service is free and without obligation.

IMPORTANT NOTICE

1. These particulars do not constitute any part of an offer or contract. All statements contained in these particulars are given in good faith but are made without responsibility on the part of Wilbys or the vendors or lessors. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars.
2. All rents and prices quoted are exclusive of VAT, unless otherwise stated.
3. All measurements, areas and distances quoted are approximate only.
4. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.
5. Location and site plans if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
6. Wilbys have not tested any apparatus, equipment fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitor
7. The boundaries, ownership and tenure of this property have not been checked against the Title Deeds for any discrepancies or rights of way, if any. Prospective purchasers are advised to check these matters with their solicitor prior to entering into any contracts.

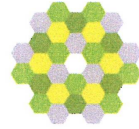
LOCATION PLAN



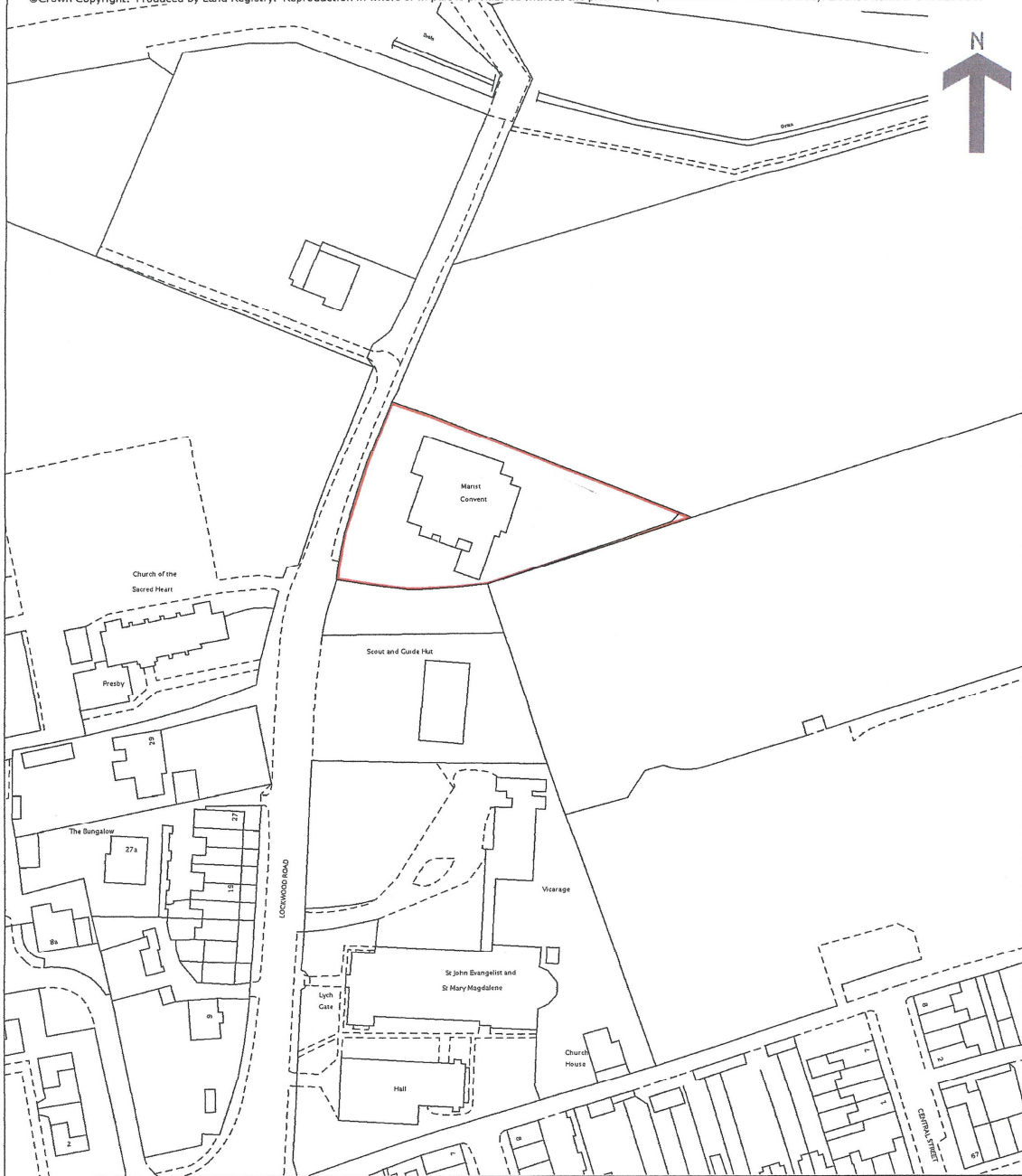
LAND REGISTRY PLAN

Land Registry
Official copy of
title plan

Title number SYK580577
Ordnance Survey map reference SE4604NW
Scale 1:1250 enlarged from 1:2500
Administrative area South Yorkshire : Barnsley

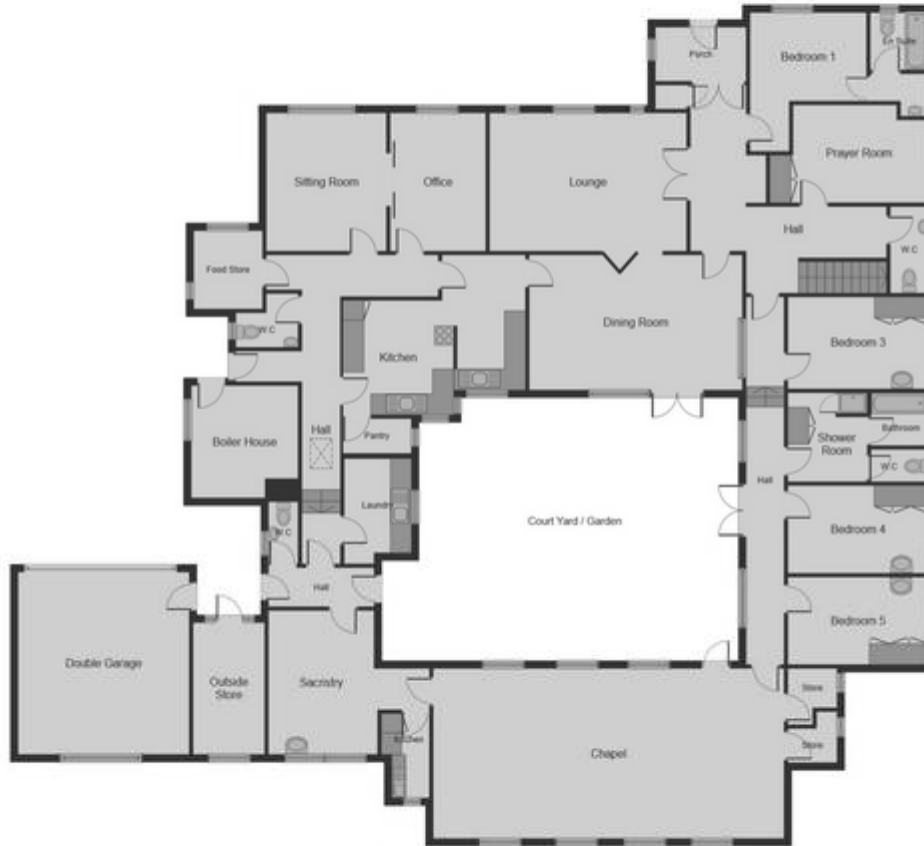


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FLOORPLAN

Marist Convent, 40 Lockwood Road, S63 9JY



Ground Floor



Room in Roof



01226 299221

6a Eastgate
Barnsley
South Yorkshire
S70 2EP

www.wilbys.net

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

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