

# Hickleton Hall



Doncaster, South Yorkshire

# Hickleton Hall

Hickleton, Doncaster,  
South Yorkshire, DN5 7BB

Approximate distances

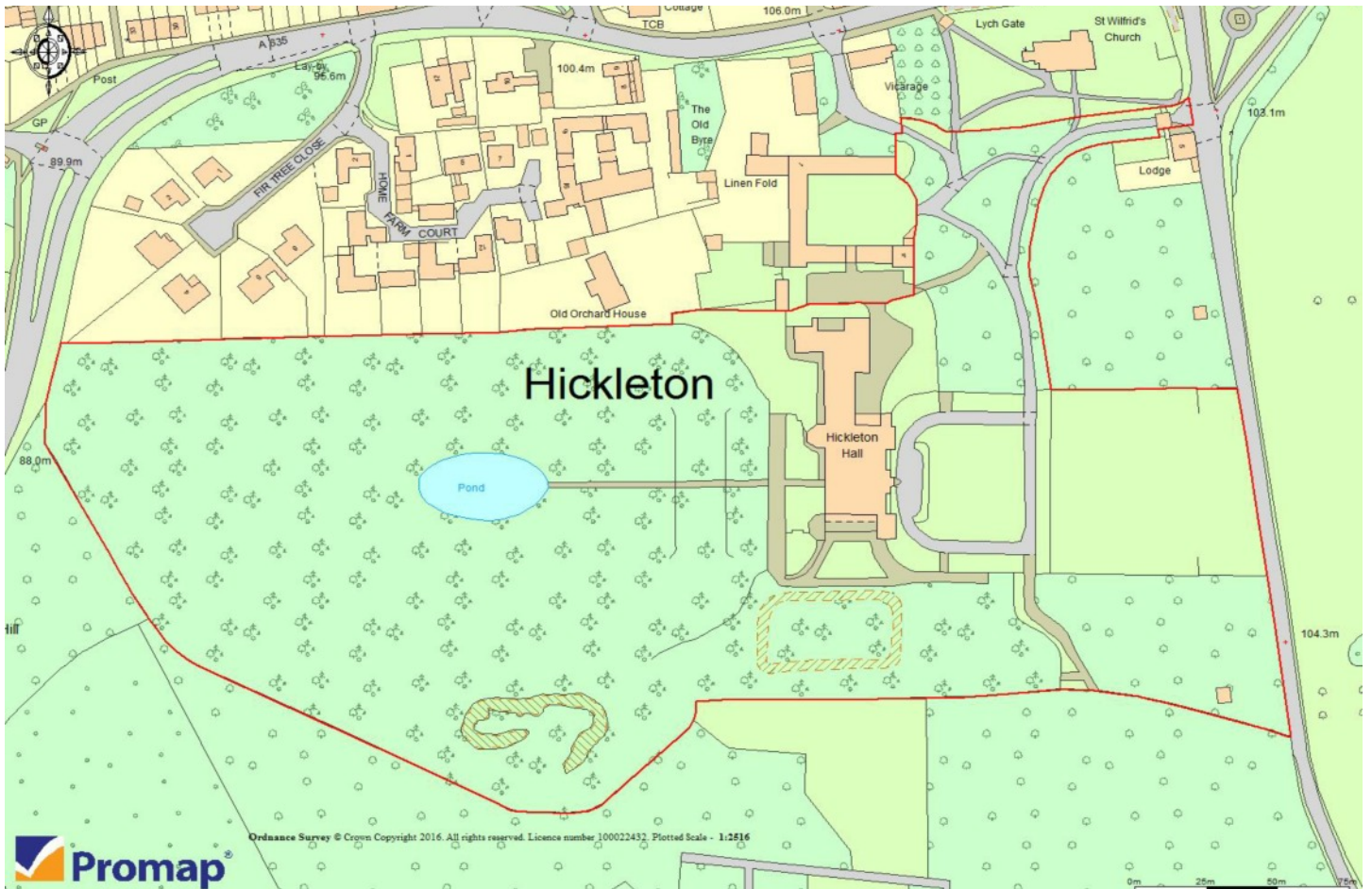
- Doncaster - 7 miles
- Rotherham - 11 miles
- Wakefield - 18 Miles
- Sheffield - 26 miles
- Leeds - 32 miles

## A magnificent Grade II\* Listed Georgian mansion providing a superb development opportunity

14.72 acres approximately • Fantastic building full of period features • Planning permission for development and restoration • Impressive grounds • Ideally located close to major road links • The property enjoys a rich history constructed in 1745 • Fantastic open views • Accommodation extending to approximately 34,000sqft







## Description

Hickleton Hall is most impressive and grandly proportioned country house requiring refurbishment but with many preserved original features. The Hall presents most attractive architecture and is constructed of limestone ashlar with relief offered by Georgian casement windows and under slate roofs. Internally, there are high ceilings with some very good mouldings, wonderful chimney pieces, excellent internal joinery including some very attractive door cases. The main staircase is especially noteworthy. The hall stands in attractive gardens providing a fine setting for the Hall. The property is currently vacant, and appears to offer an exciting opportunity for a number of uses including residential, educational, corporate or hospitality. There is planning in place for the conversion of the Hall and main wing into 20 private residential apartments or alternatively for a Change of use of the Hall to wedding venue and ancillary rooms including 27 guest rooms and bridal suite.

## Historical notes

Hickleton Hall was commissioned and constructed between 1745-8 by Godfrey Wentworth of Woolley and built by architect James Paine. The house was extended in 1777 with the addition of a servant's quarters and two low wings on either side of the main hall. The hall was inherited by Woolley's grandson upon his death in 1789, though after the failure of his banking business Godfrey Woolley was forced to sell the property. Hickleton Hall was acquired by Sir Francis Linley Wood, 2<sup>nd</sup> Baronet of Hemsworth and Garrowby and passed down through the Wood family to local MP Charles Wood who later became Chancellor of the Exchequer and was created Viscount Halifax in 1866. His son Edward Wood, the 3<sup>rd</sup> Viscount Halifax was both Viceroy of India and Foreign Secretary being created Earl Halifax in 1944. The Hall was used by British Army during WWII. The Halifax family moved in 1947 to their estate at Garrowby, having leased Hickleton Hall to the order of the Holy





Paraclete Convent who ran the hall as St Hilda's Church of England girls school. The Sue Ryder Trust bought the hall in 1961 and ran it as a care home until 2012.

## Situation

Hickleton Hall is set in a lovely rural position on the edge of the popular village of Hickleton surrounded by open countryside. The village offers a local rural lifestyle with the parish church of St Winifrid's and a village club. The larger centres of Doncaster and Barnsley are 6 and 10 miles respectively. The area benefits from very good communication links by road, rail and air. The M1 and A1 (M) are both within easy access. Doncaster mainline station has fast trains to London Kings Cross taking approximately 1 hour 45 minutes. Robin Hood International Airport is approximately 16 miles distant and gives access to both UK and European destinations.

## Outside

Hickleton Hall is approached over a shared driveway leading to two tarmac parking areas. The drive continues around a large grass island towards the Hall. The gardens, which are believed to have been conceived by Lord Halifax, provide a wonderful setting for the house with lawns, an attractive selection of mature trees as specimens and also forming belts of woodland. Closer to the Hall there are terraces and a knot garden. From the principle terrace, a path extends to the west and leads through the lawns to a formal pond. To the south east of the house is a small garden of remembrance. There are wonderful countryside views, and on the east boundary, Hickleton Road has been dropped so that passing traffic does not interrupt the views. The Hall stands in grounds and gardens extending in all to about 14.72 acres.



## fixtures and fittings

All fixtures, fittings and furniture such as carpets, curtains, light fittings, garden ornaments and statuary are excluded from the sale, both externally and internally.

## services

Mains water, electricity and drainage are connected. Heating is provided via an oil fired central heating system.

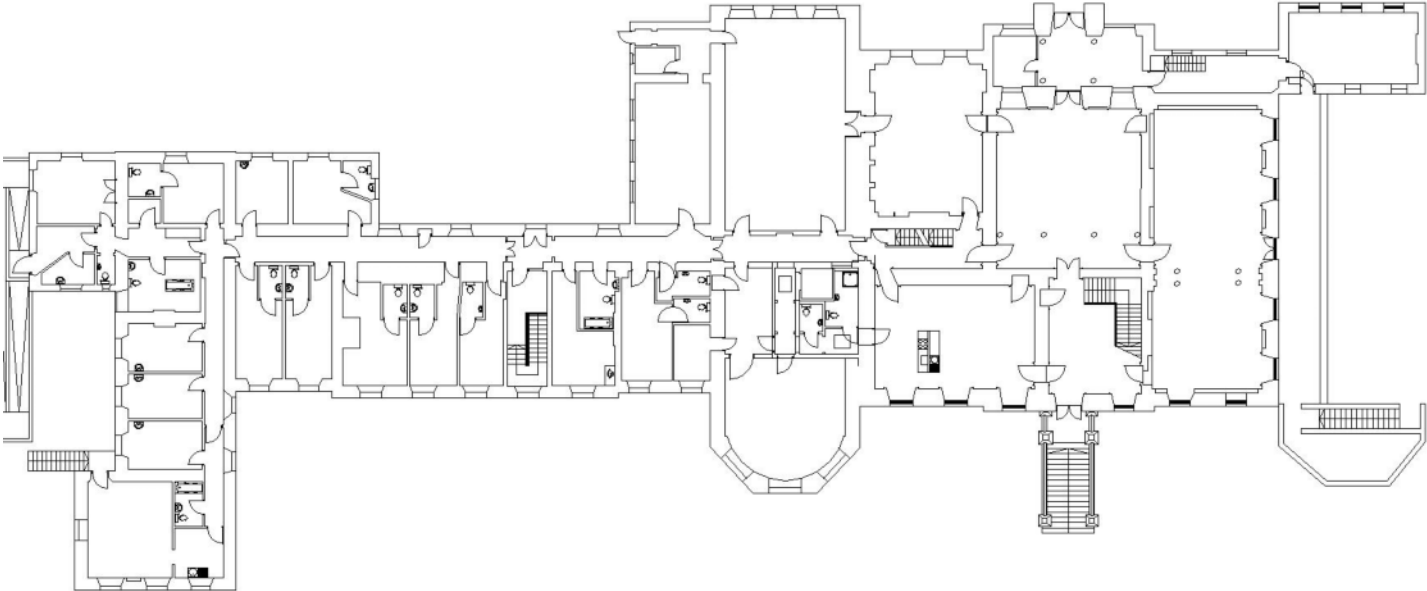
## Directions

From junction 37 of the A1, take the A635, Barnsley Road towards Hickleton. Upon entering the village turn left before St Wilfred Church and the Hall is on your right. Post code: DN5 7BB

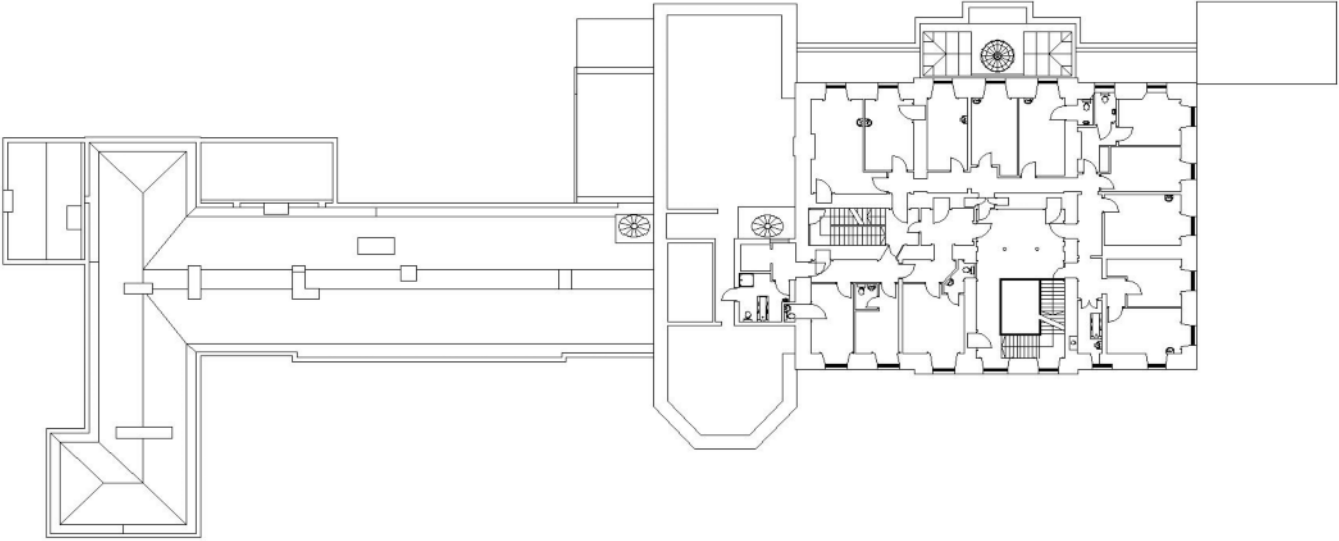


# Hickleton Hall

The floor plans show the current layout of the property.



**Ground floor**



**2<sup>nd</sup> floor**

## Planning

Planning permission is granted for the conversion of hall and main wing into 20 apartments: Application number 12/03102/FULM Dated 26th June 2014. There is also an appropriate Listed Buildings consent: Application number 12/03103/LBCM.

Please note that the stable block and a number of additional out buildings are being retained and converted under the same planning application. This includes the conversion of the stable block into 16 apartments, Tractor Shed into 2 apartments, brew house into caretaker's maintenance store/office and erection of one apartment to replace the existing garage. The residential conversion includes a section 106 provision.

Planning permission is also granted for a Change of use of the hall to wedding venue and ancillary rooms including 27 guest rooms and bridal suite. Application number 14/02377/FUL. Dated 1st May 2015. There is an appropri-

ate Listed buildings consent: Application number 14/02378/LBC.

The documents can be viewed on the Doncaster Metropolitan Borough Council website.

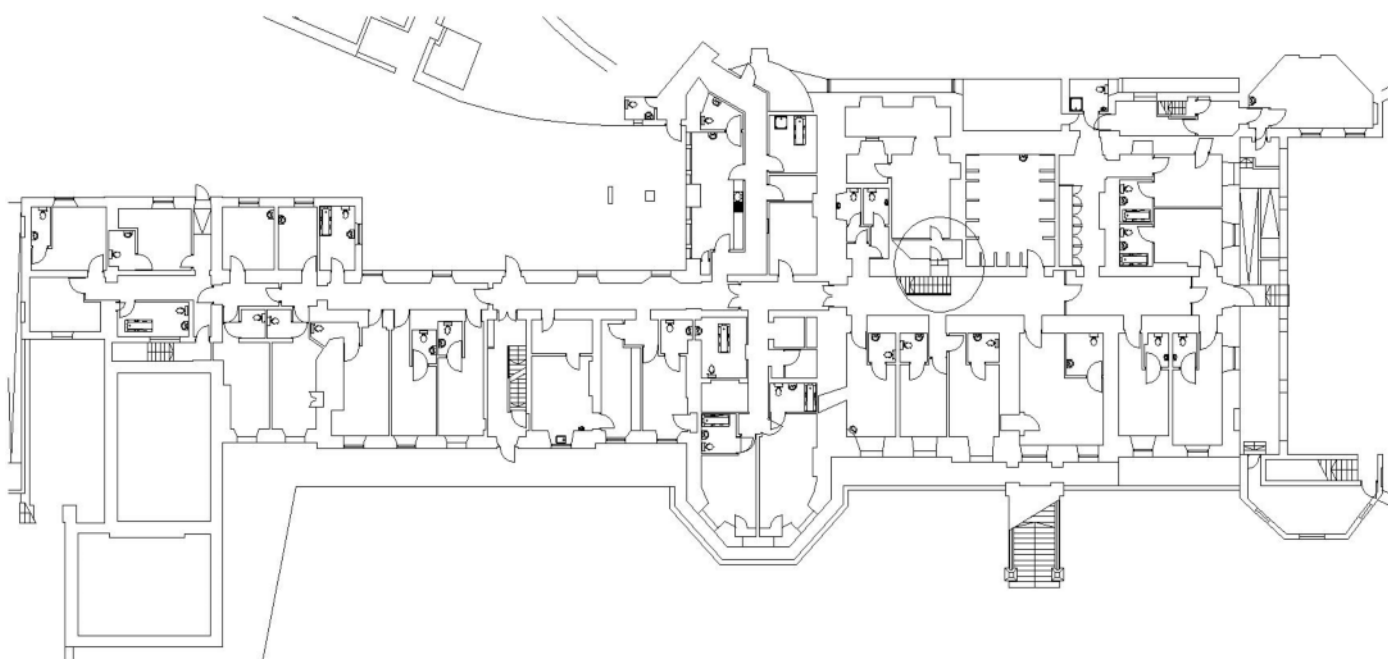
Doncaster Metropolitan Borough Council:  
[www.doncaster.gov.uk](http://www.doncaster.gov.uk)

## Tenure

The property is to be sold freehold with vacant possession.

## Viewings

By strict appointment through selling agents, Fisher German LLP, tel. no. 01777 709943,  
[retford@fishergerman.co.uk](mailto:retford@fishergerman.co.uk)



## 1<sup>st</sup> floor

