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SUPERB REDEVELOPMENT PROPOSAL

The property consists of Woodhead Hall Farm House with ancillary cottage and barns set in 3.68 Acres (1.49ha) offering a superb development opportunity for refurbishment and conversion into residential use.

Woodhead Hall Farm
Woodhead Lane Platts Common Barnsley
Offers In Excess Of £900,000

- **Farmhouse , Cottage and Five Barns**
- **Conversion/ Refurbishment proposal subject to planning permission**

WOODHEAD HALL FARM HOUSE

Woodhead Hall Farm house is a Grade II listed building and is similar to the Bronte Parsonage in Haworth. The building is constructed with coursed sandstone walls surmounted by a pitched roof covered with slates. The accommodation is arranged on basement, ground and two upper floors and extends to approximately 314 sqm (3,375 sqft) of gross internal floor area. The present accommodation comprises of farm house kitchen, lounge, entrance hall, living room and scullery on the ground floor with three large bedrooms and bathroom with separate WC on the first floor and two further bedrooms on the second floor.



FARM HOUSE COTTAGE

The Cottage is built with stone workwalls surmounted by a pitched slated roof and extends to approximately 114 sqm GIA (1,222 sqft). The accommodation presently comprises of a living room/kitchen, lounge, two bedrooms and bathroom.



BARN/WORKSHOP NUMBER 1

The building is built with stonework walls surmounted by a pitched stone slated roof and extends to approximately 100 sqm (1,076 sqft) of gross internal floor area arranged on ground and part first floor.



BARN NUMBER 2

The building is attached to the cottage and barn number one and extends to approximately 154 sqm (1,658 sqft) on ground and first floor. The building is constructed with stonework walls surmounted by a pitched roof covered with slates and stone slates.



BARN NUMBER 3 (FORMER COW SHED)

The accommodation is arranged on ground and first floor and extends to approximately 84 sqm (903 sqft) of gross internal floor area.



BARN NUMBER 4

The accommodation extends to 48 sqm (520 sqft) on ground floor only and is constructed with stone work walls surmounted by a pitched fibre cement roof.



BARN NUMBER 5

Barn Number 5 is a modern agricultural barn constructed with a steel frame and clad with blockwork walls and fibre cement cladding. The barn extends to approximately 270 sqm (2,906 sqft) GIA.



LOCATION

Woodhead Hall Farm is located in Platts Common approximately 5 miles to the south of Barnsley Town Centre. The farm is accessed via a private driveway off Woodhead Lane close to the junction with the A6195 Dearne Valley Parkway with a secondary access off Wentworth Road in Blacker Hill. (Satnav S74 9SX)

THE SITE

The extent of the site to be sold is detailed on the attached plan edged red and extends to a total of 1.49 ha (3.68 Acres)

SERVICES (not tested)

Mains water and electricity. Foul drainage is via a septic tank. Interested parties should make their own enquiries with the statutory authorities.

TOWN AND COUNTRY PLANNING

The property is located within a Green Belt allocation in the Adopted Local Plan. Woodhead Hall Farmhouse is a Grade II listed building (Listing Number 1286926).

Interested parties should make their own enquiries with the local planning authority (Barnsley MBC) on 01226 770770.

TENURE

Freehold with vacant possession.

VIEWING

Strictly by appointment with the agent.

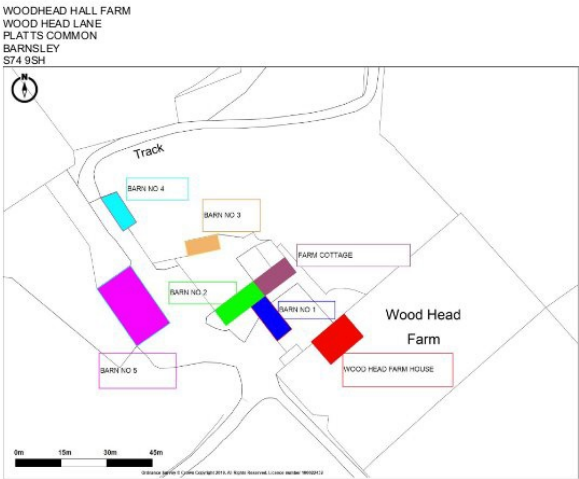
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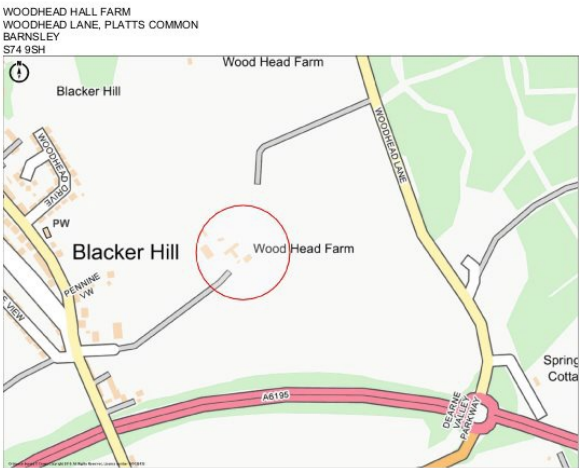


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