

# FOR SALE

## White & Co

CHARTERED SURVEYORS

### PERIOD FARMHOUSE, PERIOD MEWS AND AGRICULTURAL OUTBUILDING WITH RESIDENTIAL REDEVELOPMENT POTENTIAL AVAILABLE AS A WHOLE OR IN THREE PARTS.

Sparken Hill Farm, Worksop College,  
Cuthberts Avenue, Worksop, S80 3AL

LOT 2



LOT 1



LOT 3



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[www.whiteandcosurveyors.com](http://www.whiteandcosurveyors.com)

# PERIOD FARMHOUSE, PERIOD MEWS AND AGRICULTURAL OUTBUILDING WITH RESIDENTIAL REDEVELOPMENT POTENTIAL

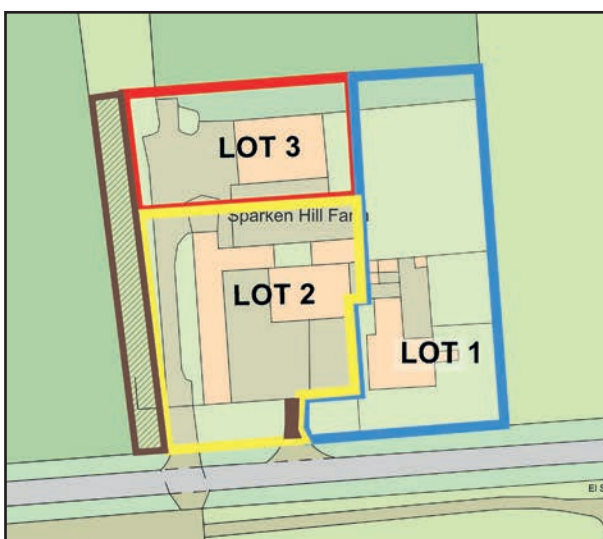
## LOCATION

The property stands on Cuthbert's Avenue, which is a tree lined private road leading to Worksop College. The property is opposite College Pines Golf Course with surrounding property to the sides and rear comprising open countryside in the ownership of Worksop College. It should be noted that there are long term proposals to develop the land to the west as a running track. The site is convenient for all amenities in Worksop, which is approximately 2.5 miles to the north west. The property is situated near to Clumber Park, which is owned by the National Trust and comprises covers 3,800 acres of picturesque parkland and gardens, including peaceful woodlands, with an 83 acre serpentine lake.

## HIGHWAYS

The property is accessed via Cuthberts Avenue which is an unadopted roadway and the purchaser/s will be required to contribute towards the upkeep of those parts of the roadway which are used in common with neighbouring occupiers.

Lot 3 will have shared rights of access across the area hatched brown and Lot 1 will have rights of access across the area shaded brown, with shared maintenance responsibilities.



## SERVICES

We understand that mains water and power supply are available on Cuthberts Avenue. Rights to connect to and lay services across retained land will be granted, though interested parties should carry out their own enquiries and verifications in this respect. Rights to drain onto retained land by way of a domestic scale foul waste treatment facility will also be granted and the purchaser/s will be responsible for ongoing maintenance.

## TENURE

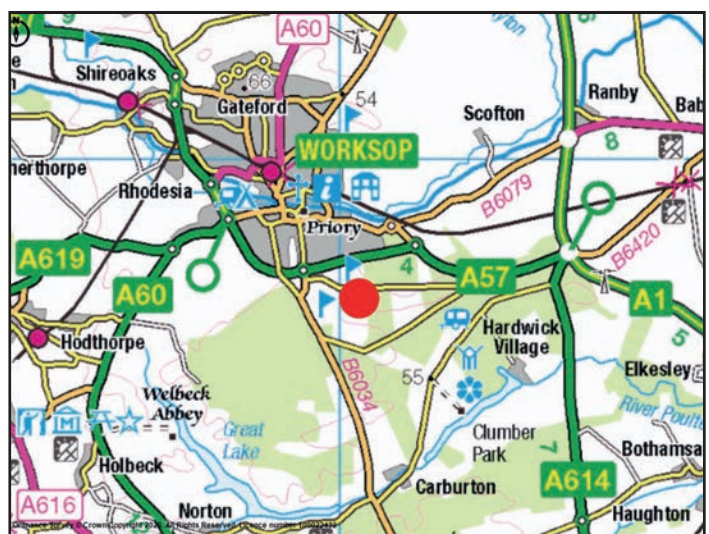
The tenure of the properties is freehold. The purchaser/s will be required to construct new boundary fencing to the respective parcels.

## VIEWINGS

Viewings are strictly by arrangement with the sole agent Jason White,  
[jason.white@whiteandcosurveyors.com](mailto:jason.white@whiteandcosurveyors.com)

## OFFERS

Unconditional offers are invited for the property as a whole or in three parts.



**Subject to Contract.** Please Note: These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but neither White & Co Property Advisory Limited nor the Vendor accept responsibility for any error they contain however caused and they are not intended to constitute part of an offer or contract. All areas quoted are approximate. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a representation or statement of fact, therefore intending purchasers must satisfy themselves by inspection or otherwise to their correctness. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order, nor that the property complies with current planning or other legislation. Neither White & Co Property Advisory Limited, nor any of their employees has any authority to make or give any further representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Plans are not to scale.



## LOT 1

### SPARKEN HILL FARMHOUSE

The Farmhouse is an impressive period building, being of architectural interest and retaining many original features. The property provides six bedroom accommodation, arranged over three levels. At ground level there is a reception hall, three reception rooms, kitchen/dining room and utility room with an original cast iron range. Externally, there are landscaped garden areas to the front, side and rear, together with vehicle standing. The dwelling requires an upgrade and modernisation, affording a purchaser the opportunity to put their own stamp on the property.

#### ACCOMMODATION

The property has the following approximate GIA:

<b>Ground Floor</b>	135 sq m	(1,453 sq ft)
<b>First Floor</b>	117 sq m	(1,259 sq ft)
<b>Second Floor</b>	117 sq m	1,259 sq ft)
<b>Total</b>	<b>369 sq m</b>	<b>(3,971 sq ft)</b>



## SPARKEN HILL FARMHOUSE





## LOT 2

### PERIOD MEWS

The parcel comprises a former Period Mews, which is "L" shaped in plan being contemporary with Sparken Hill Farmhouse and forming two sides of the original farmyard. There is a more recent steel framed detached/linked building to the front clad with profile metal sheet cladding. The buildings are considered to have residential redevelopment potential for one or more dwellings, subject to planning permission. The Planning Authority have indicated by way of informal advice that change of

use to residential would be acceptable in principle subject to planning permission. Informal planning advice is available upon request. Interested parties are advised to make their own enquires and verifications in relation to planning matters.

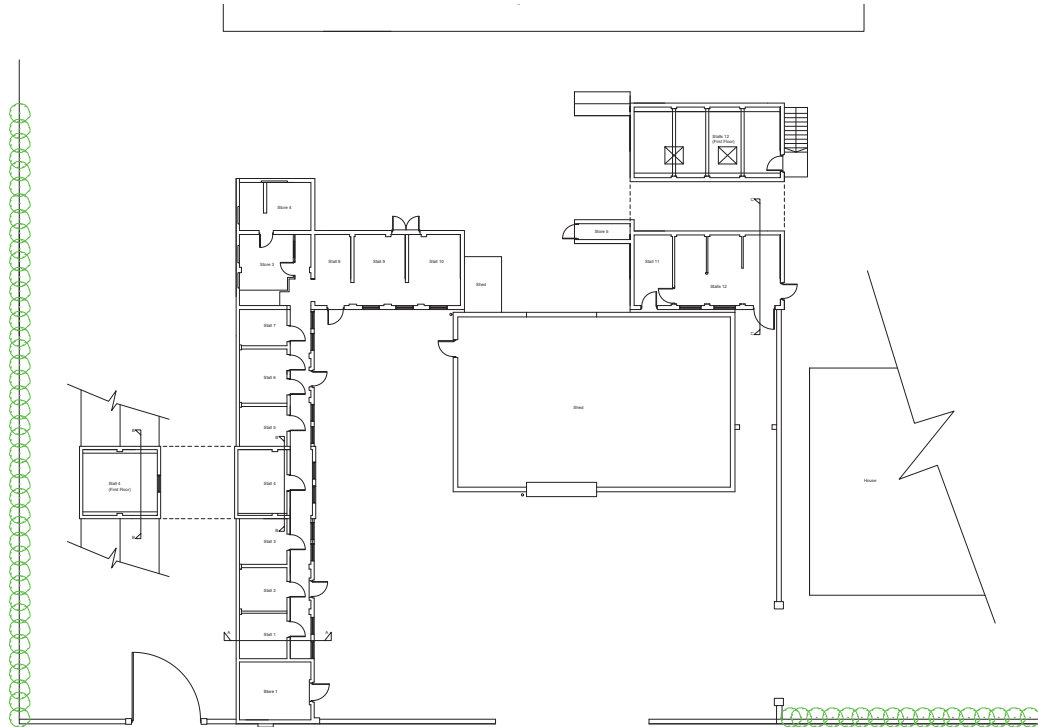
#### ACCOMMODATION

The property has the following approximate GIA:

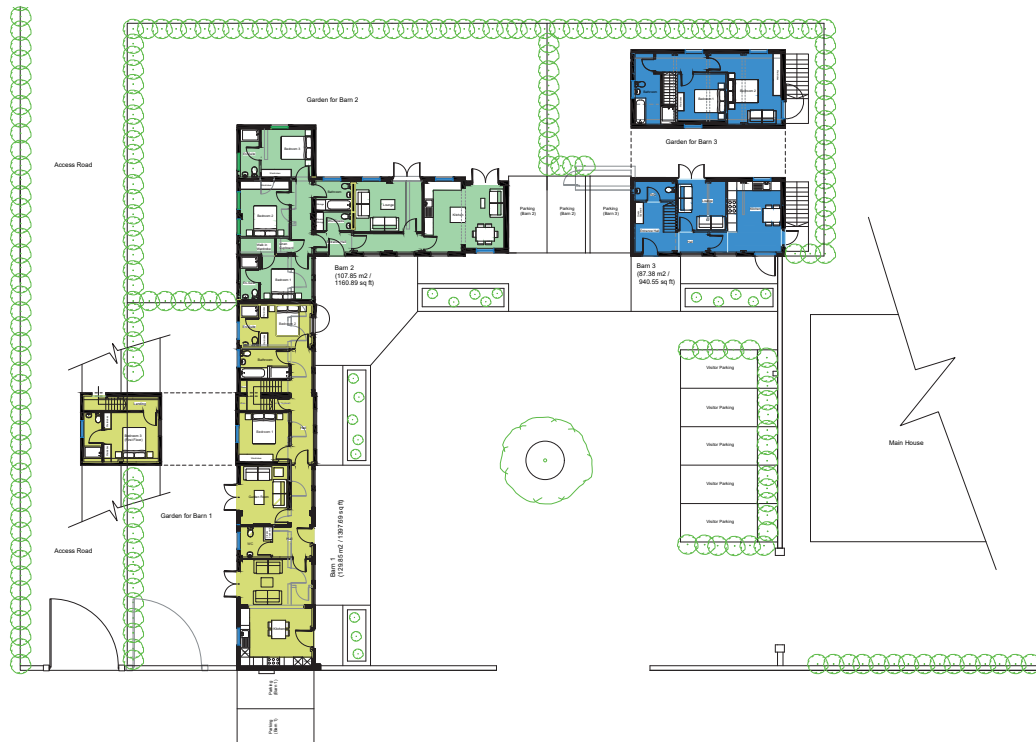
<b>Period Buildings</b>	323 sq m	(3,476 sq ft)
<b>Front Steel Building</b>	146 sq m	(1,571 sq ft)



## LOT 2 PERIOD MEWS



### EXISTING PLANS



### PROPOSED PLANS



## LOT 3

### AGRICULTURAL OUTBUILDING

The parcel comprises a detached, steel framed agricultural building, with the elevations and roof clad with profile metal sheet cladding. The building was most likely originally constructed as a grain store and the Planning Authority have indicated by way of informal advice that change of use to a dwelling is likely to be acceptable in principle, having regard to permitted development rights under Class Q of Part 3 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order

2015 (as amended). Indicative drawings are below and a copy of the informal planning advice is available upon request. Interested parties are advised to make their own enquires and verifications in relation to planning matters.

#### ACCOMMODATION

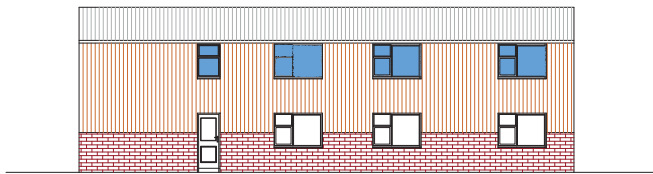
The property has the following approximate GIA:

**Agricultural Building** 246 sq m (2,647 sq ft)

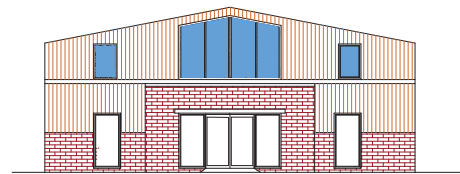


## LOT 3

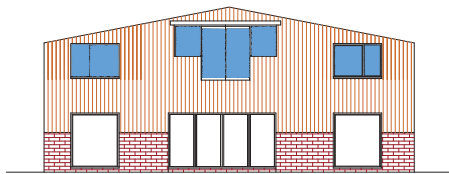
### AGRICULTURAL OUTBUILDING



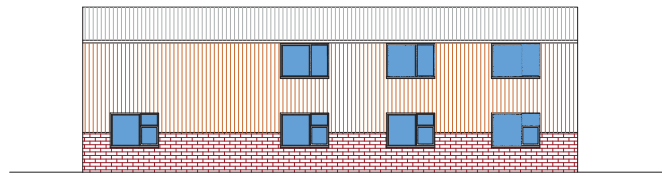
PROPOSED SIDE ELEVATION



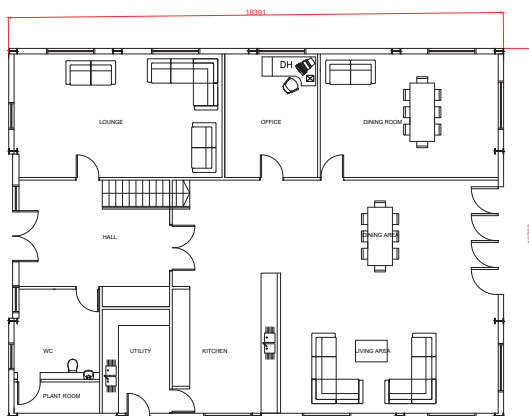
PROPOSED FRONT ELEVATION



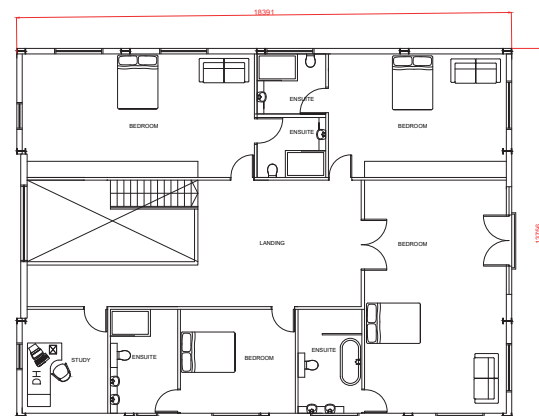
PROPOSED REAR ELEVATION



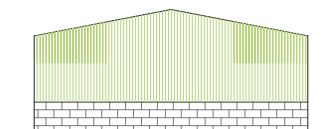
PROPOSED SIDE ELEVATION



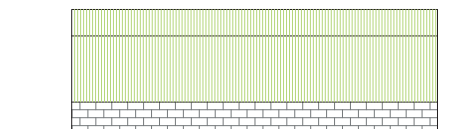
PROPOSED GROUND FLOOR



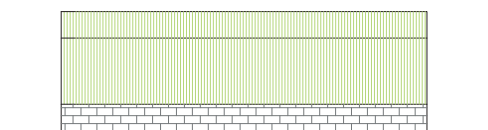
PROPOSED FIRST FLOOR



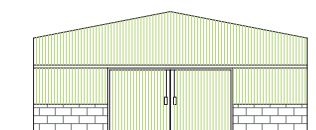
EXISTING REAR ELEVATION



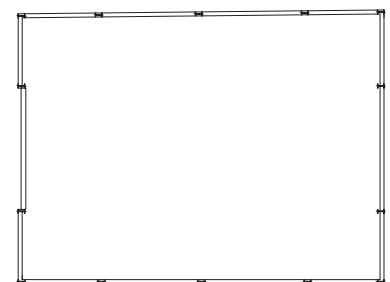
EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION



EXISTING FLOOR PLAN