

**SOUTH FARM
SOUTH BRAMWITH, STAINFORTH,
DONCASTER, DN7 5SJ**

(Doncaster 7 miles, Thorne 5 miles)



**A DETACHED FARMHOUSE TOGETHER WITH
A RANGE OF TRADITIONAL FARM BUILDINGS & YARD SPACE
LAND WHICH OFFERS REDEVELOPMENT POTENTIAL, IN ALL
EXTENDING TO 0.406 ACRE (0.164 HECTARE) or thereabouts**

**FOR SALE BY PRIVATE TREATY
OFFERS IN THE REGION OF £250,000.00**

FREEHOLD WITH VACANT POSSESSION

Solicitors

Taylor Bracewell
17-23 Thorne Road
DONCASTER,
DN1 2RP

Tel: 01302 341414

Ref: Julie Maxwell

E-mail: julie.m@taylorbracewell.co.uk

Selling Agents

DDM Agriculture
2 Doncaster Road
Bawtry
DONCASTER
DN10 6NF

Tel: 01302 714399

Ref: Andrew Houlden

E-mail: andrew.houlden@ddmagriculture.co.uk

General Remarks and Stipulations

Location

South Farm is situated to the south of the River Don navigation canal in the parish of South Bramwith. The city of Doncaster lies approximately seven miles to the south and the market town Thorne lies approximately five miles to the east.

South Farmhouse

The property offers an opportunity to acquire a detached three-bedroom house of rendered brick construction under a pantile roof. The property offers a superb opportunity to purchase a redevelopment project, subject to obtaining the necessary planning consents.

The property provides the following accommodation:-

Ground Floor

Rear porch - with perspex roof.

Kitchen - with a stainless steel sink unit.

Living Room - dual aspect with a coal fire, an understairs cupboard, cupboards to the side, tiled floor and one radiator.

Steps down to - larder/pantry rooms with built in shelves and a tiled floor.

Sitting Room - with a tiled open fireplace and exposed beamed ceiling.

First Floor

2 Double Bedrooms - one with an unused open fire place.

Single Bedroom

Box Room - with a combed ceiling

Bathroom - part tiled with a panelled bath, low flush WC and a pedestal wash basin.

Outside

There is a spacious garden to the front of the property with the rear backing onto the farmyard.

Services

There are mains water and electricity supplies to the property. Drainage is to a septic tank.

South Farm Buildings

The buildings comprise a range of traditional farm buildings located within the farmyard at South Farm. The buildings comprise:-

stable block, two stores, a coal shed and a workshop with a low flush WC, all of which are red brick construction under a pantile roof with concrete floors.

Also featured is a mono pitch machinery shed with a timber frame and a corrugated iron sheet roof.



Plans Areas and Schedules

Plans attached to these particulars are based on the Ordnance Survey National Grid and are for reference only. Purchaser(s) will be deemed to have satisfied themselves of the boundaries of the land.

Energy Performance Certificate

The EPC rating is “G.”

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

Planning

Prospective purchasers are to make their own enquiries in respect of planning with Doncaster City Council Planning Department on 01302 73600.

Value Added Tax (VAT)

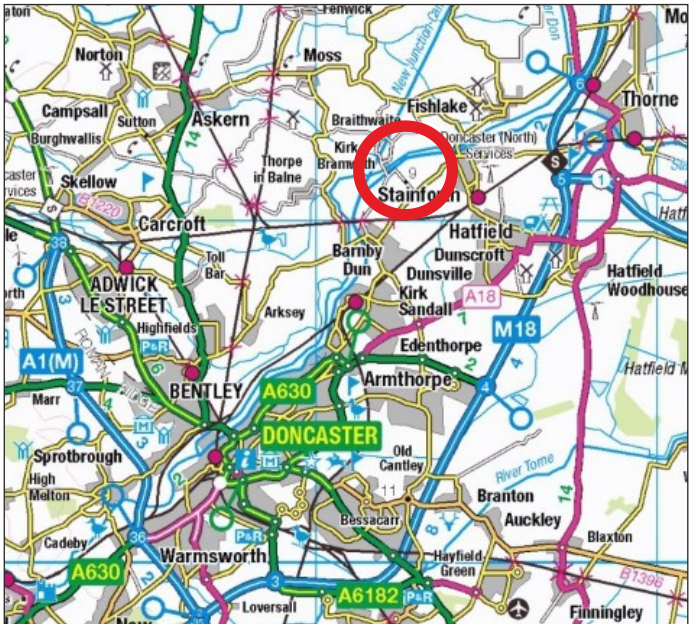
The sale price is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendor for any VAT which may subsequently be payable.

Viewing

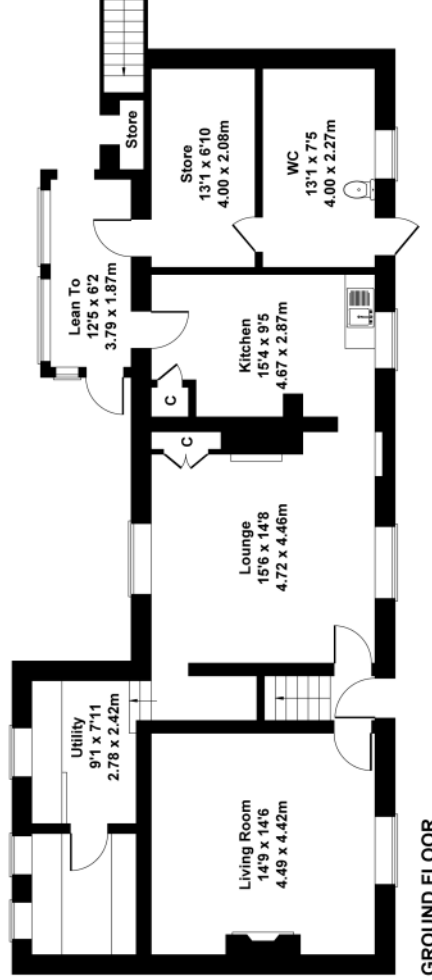
The property may be viewed at any reasonable time during daylight hours in possession of a set of these particulars. Internal viewing of the property is by prior appointment through the Selling Agents on (01302) 714399.

Method of Sale

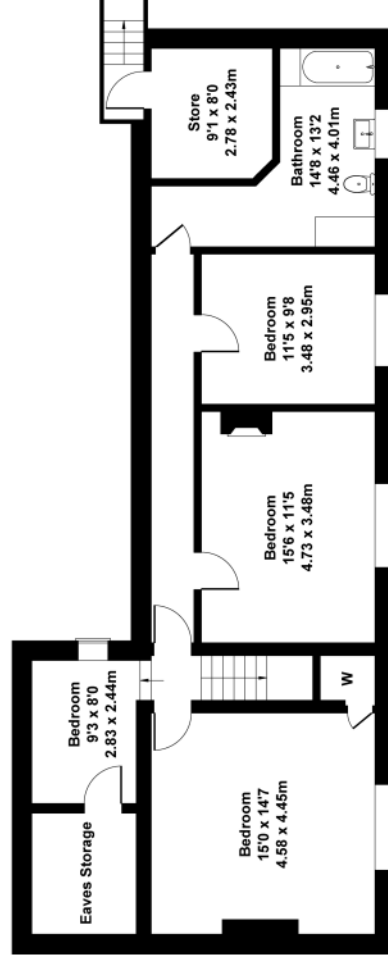
The property is offered for sale by private treaty. Interested parties are invited to speak to Andrew Houlden of the Selling Agents on 01302 714399 to discuss their interest.



South Farm, Bramwith. DN7 5SJ
Approximate Gross Internal Area
1938 sq ft - 180 sq m
(Excluding Lean To/Eaves Storage)



GROUND FLOOR

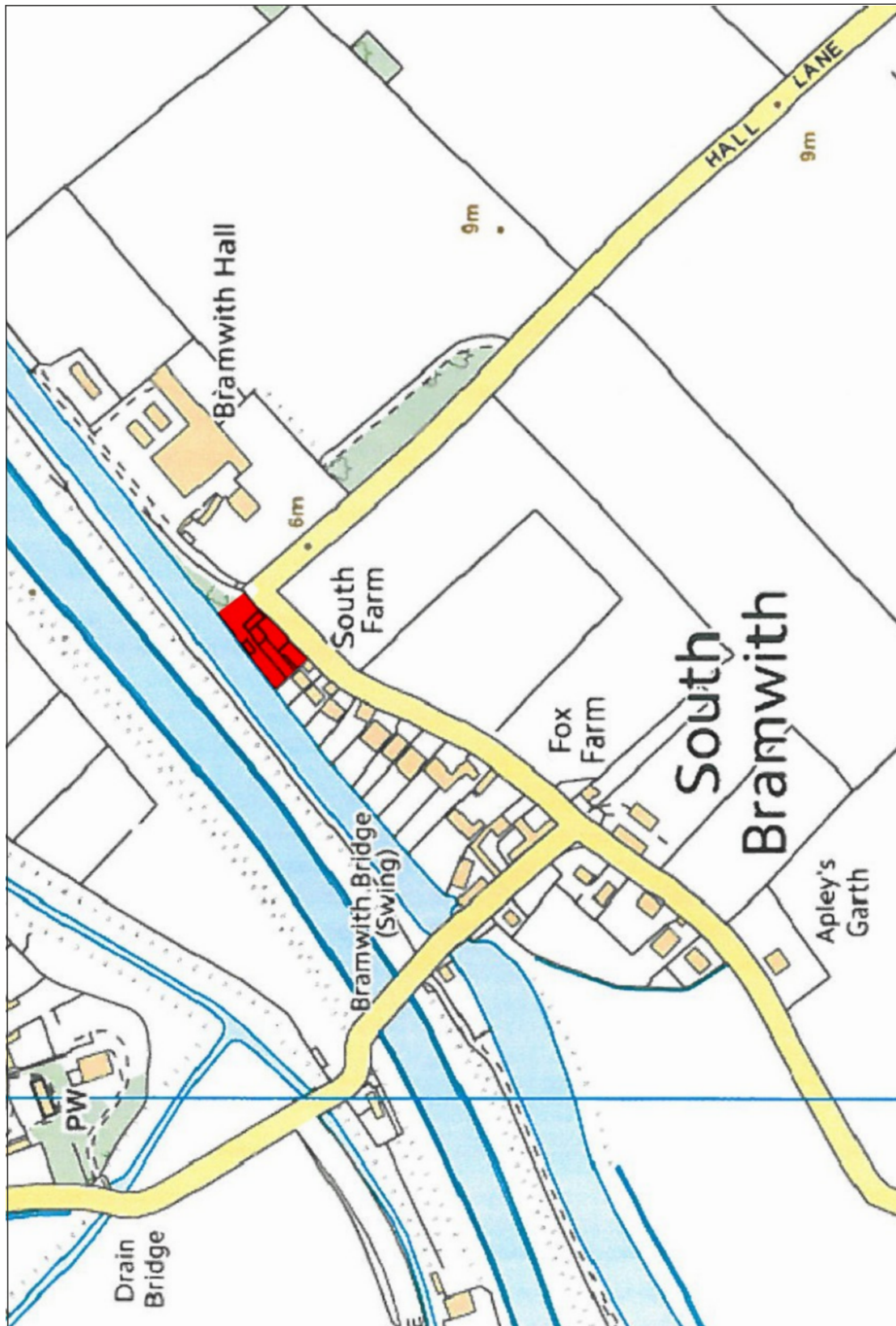


FIRST FLOOR

Not to scale for layout reference only. All Measurements are Approximate Produced by As
built Energy Surveys for DDM Agriculture orders@asbuiltenergysurveys.co.uk

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SITE PLAN



Important Notice

DDM Agriculture for themselves and the Vendors of this property, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) The purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters including planning or other consents.
- (iii) The information in these particulars is given without responsibility on the part of DDM Agriculture or their clients. Neither DDM Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.
- (iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.

Ref: MG/BW/JH-24/201
Date: 30 May 2025

