PROPERTIES

REF: A1480

Engine Lane Farm, Shafton, Barnsley, S72 8QY
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Engine Lane Farm






DESCRIPTION MAP ENERGY RATING + ADD TO PORTFOLIO REQUEST INFO DOWNLOAD PDF

Engine Lane Farm, Shafton, Barnsley, S72 8QY

Quietly located and approached via a private driveway linking to Engine Lane Close, the property offers a spacious three bedroom detached bungalow together with ranges of farmbuildings previously utilised for calf and pig rearing, and grassland paddocks, the whole extending to approximately 2.61 acres.

The Bungalow

Constructed of stone/block cavity walls under a pitched and hipped concrete tile roof and being of L-shaped design the accommodation comprises:-

Front Entrance Porch with glazed door and sidelight leading to

Entrance Hallway 6.65 x 1.98m with timber flooring cloaks and fitted cylinder/airing cupboard

Living Room 6.47 x 3.88m having coal effect gas fire with attractive surround, glazed French internal doors and patio doors to terrace

Dining Room 4.52 x 2.89m with parquet floor

Breakfast Kitchen 4.70 x 3.30m with fitted pine fronted high and low level units incorporating display cabinets, worktops, glazed side entrance door

Utility Room 3.30 x 2.08m having stainless steel sink unit, fitted units and wall mounted gas central heating boiler

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NEXT AUCTION DATES

FINE ART & ANTIQUES
28/2/19
Time: 10:00am

MILTON HALL
FITZWILLIAM
STREET
ELSECAR
BARNSLEY
SOUTH YORKSHIRE
S74 8EZ
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Master Bedroom 5.13 x 4.24m with walk-in wardrobe and Ensuite wet room with electric shower wash hand basin and low level w.c.

Side Double Bedroom 3.60 x 3.48m with fitted wardrobes and dressing table

Rear Double Bedroom 4.21 x 3.45m having range of fitted wardrobes and cupboards

Family Bathroom 3.45 x 2.61m with white suite comprising panelled bath wash hand basin in surround and low level w.c.

Outside

The bungalow stands in good sized grounds incorporating garden areas comprising decorative stone and slate amenity area, patio and large vegetable garden.

Farmbuildings

There are fairly extensive ranges of farmbuildings of mixed construction previously utilised for calf rearing and a pig unit. They comprise:-

Farrowing House of concrete block construction under a mono pitched corrugated asbestos roof and divided into 5 farrowing crates

Calf House/Pig Fattening Shed of timber framed construction being 30' x 30' with concrete block infill walling under a pitched box profile roof

Attached lean to of timber framed construction with infill block walling under a mono-pitched corrugated sheeted roof and providing **5 Stables/Loose Boxes**

Extension Range

Single Storey Range under a box profile sheet roof and containing **2 Loose Boxes and General Store**

Further Extension Range 36' x 12' being timber framed with concrete block walling under a corrugated cement fibre roof

Return Range

Fold Yard 60' x 30' being timber framed with corrugated cement fibre sheet cladding block infill walling under a pitched corrugated iron roof extending to 3 bays and part open fronted

Full Length rear lean to with mono pitched roof providing further **Fold Yard** accommodation

Barn 60' x 30' of steel framed construction with pitched box profile roof, concrete block infill walling and cement fibre sheeted side cladding with open gable

Land

The property extends to 2.61 acres or thereabouts being divided into gently sloping or level grassland paddocks.

General Information

Tenure

The property is freehold and subject to vacant possession.

Services

Mains drainage, single and 3-phase electricity, mains water and gas are all connected.

Council Tax

Band E

Planning

Planning with regard to the dwellings was approved in 1992 for the erection of an agricultural worker's dwelling.

A condition of planning stated:-

'The occupation of the dwelling shall be limited to a person solely or mainly or last working in the locality in agriculture or forestry or a widow or widower of such a person and to any resident dependant'

LATEST NEWS

WILBYS CHARITY OPEN DAY
19/02/2019
Wilbys are hosting an open day with our resident Expert Valuer, Pierre Maciag from our Fine Arts and Antiques department, on Tuesday 19th February 2019, from 10am to 4pm. SEE FURTHER DETAILS!!

OUT OF OFFICE RENTAL EMERGENCIES
08/11/2018
NOTICE TO TENANTS

OUT OF OFFICE EMERGENCIES

LAND & PROPERTY AUCTION
11/10/2018
Worley Hall provided the venue for Wilbys' recent Land & Property auction which proved to be another successful sale with all lots on offer being sold on the evening, with a majority in excess of their guide prices.

RPA start making 2017 BPS payments
04/12/2017
The Rural Payments Agency has started to make payments for the 2017 Basic Payment Scheme

For further details please contact the agents.

Fixtures & Fittings

Only those items specifically mentioned within the particulars are included within the sale.

Plan

The attached plan has been prepared for identification purposes only.

Local Authority

Barnsley Council

PO Box 634, Barnsley, South Yorkshire S70 9GG

Tel. 01226 770 770

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 V.A.T., 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.
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