

POPLAR FARM LAND & BUILDINGS

MANOR LANE, ADWICK UPON DEARNE

Near Mexborough, Doncaster, SN64 0NN



Key Highlights

- Residential development opportunity for a 10 unit scheme, comprising 2, 3 & 4 bedroom properties
- Planning permission Ref: 17/00351/FULM
- Approx. 0.85 acres gross
- Technical information available on data room
- Freehold for sale by informal tender
- Offer deadline: **Noon 14th April 2021**

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Conversion – Unit 1



Conversion - Units 2 & 3



Agricultural Building to be demolished



Land for New Build

Location

The site is situated to the south west of Manor Road within the village of Adwick upon Dearne. Adwick upon Dearne is a small village near Mexborough, Doncaster. The site lies approximately 2 miles to the north of Mexborough, 8.5 miles to the west of Doncaster, and approximately 7.5 miles north east of Rotherham.

The village of Adwick upon Dearne provides a rural setting. The Manvers Arms village pub lies to the east and St Johns C of E Church lies directly to the south of the subject site.

The town of Mexborough provides a wide range of amenities including a large number of established independent retailers, restaurants and coffee shops. Further amenities including larger supermarket chains are available in the nearby town of Conisborough.

Mexborough Railway Station is approximately 3 miles to the south of the site. The station has regular services to Doncaster & Sheffield with onward changes to wider regional and national destinations.

Description

The topography of the site includes a gradual slope from the high point at the south to the north.

The opportunity comprises a range of traditional farm buildings on a total site area of approximately 0.85 acres gross (0.34 hectares). The barns are of a traditional stone construction with pitched roofs. The strong aesthetic appeal of the buildings, together with a private and exclusive setting lends to a sympathetic redevelopment project to residential use.

To the south west of the farm buildings within the 0.85 acres lies former agricultural land which has planning consent for 7 additional new build residential dwellings.

The site is bounded by stone walls abutting the public highways of Manor Lane to the north and Church Road to the east and south. There are existing residential dwellings boarding the site the west.

There are expansive rural views north east from the site, which are enhanced by a gentle slope southwards.

Planning

The site benefits from Full planning permission (ref: 17/00351/FULM) followed by Listed Buildings Consent (ref: 17/00352/LBCM) with discharge of conditions (ref: 20/02942/COND) for the conversion and extension of two existing barns to form total of 3 dwellings; partial demolition of outbuildings, erection of 7 new build dwellings, erection of garages, alterations to access and boundary walls and associated works.

The conversion element of the site comprises of a small single storey building, known as the dairy, situated to the north west of the site which has approval for a two bed detached bungalow. There is also an existing barn which has approval for the conversion to two semi-detached dwellings. The other existing outbuilding has approval for demolition and the footprint must be used for the development of Units 4 and 5.

The approved layout of the application (ref: 20/02941/COND) has been designed to try and enhance the visual amenity of the site. Adwick upon Dearne does not lie within a designated Conservation Area, however it does contain a number of historic buildings and structures including the Grade II Listed Farmhouse adjacent to the site. A Heritage Statement has been prepared to assess the implications of the proposals in relation to the Farmhouse and is included as part of the application documents.

There are no S106 costs associated to the site.

Accommodation Schedule:

| Unit | House Type | GIA (sq m) | GIA (sq ft) |
|--------------|--------------------|--------------|---------------|
| 1 | 2 Bed / Bungalow | 77 | 828 |
| 2 | 3 Bed / Conversion | 116 | 1,248 |
| 3 | 3 Bed / Conversion | 156 | 1,678 |
| 4 | 4 Bed / Detached | 134 | 1,441 |
| 5 | 4 Bed / Detached | 124 | 1,334 |
| 6 | 3 Bed / Terraced | 77 | 828 |
| 7 | 3 Bed / Terraced | 77 | 828 |
| 8 | 3 Bed / Terraced | 77 | 828 |
| 9 | 4 Bed / Detached | 143 | 1,545 |
| 10 | 4 Bed / Detached | 118 | 1,273 |
| Total | | 1,099 | 11,831 |

Technical Information

All planning and technical information is available to interested parties through a data room at

<https://savillsglobal.box.com/v/AdwickUponDearne>

A summary of the technical information is available as follows:

- Bat Survey Report
- Design & Access Statement
- Flood Risk Assessment
- Heritage Statement
- Highways Statement
- Phase I Ground Investigation
- Site Plan
- Structural Survey
- Topographical Survey

Tenure

The site is for sale freehold with vacant possession on completion.

Existing Wayleaves, Easements and Rights of Way

The site is to be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

VAT

The vendor reserves the right to charge VAT.

Method of Sale

The site is offered for sale by informal tender. The deadline for offers is Midday on 14th April 2021 and offers should be submitted to Sophie Sismanovic at

sophie.sismanovic@savills.com

Viewing

The site can be viewed from the site boundary on Manor Lane Church Road. Should you wish to walk the internal boundaries, then please contact the agents in the first instance.

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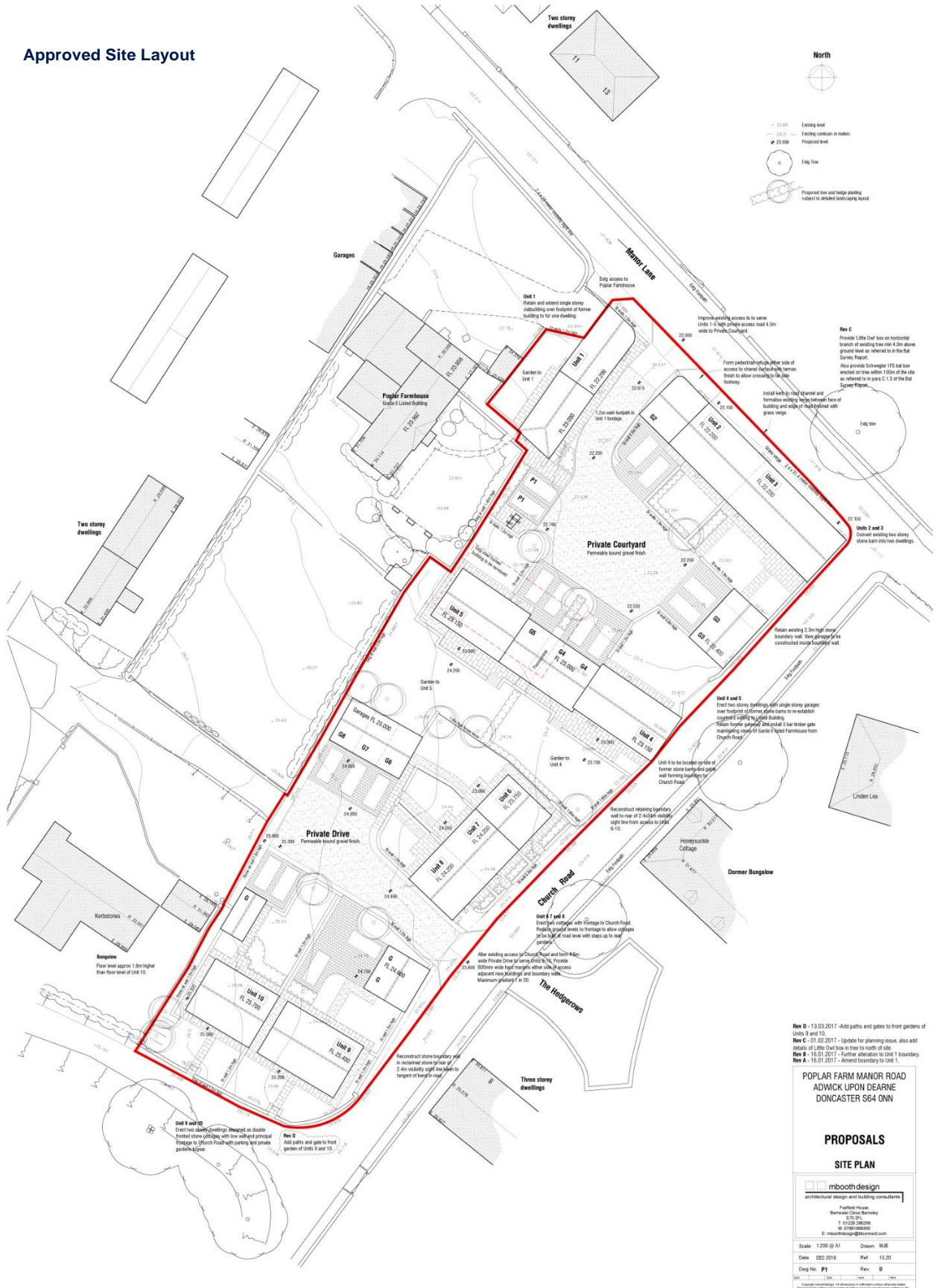
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Approved Site Layout



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Rev D - 13.03.2017 - Add paths and gates to front gardens of Units 9 and 10.
 Rev C - 01.02.2017 - Update for planning issues, also add details of Little Owl box in tree to north of site.
 Rev B - 16.01.2017 - Further alterations to Unit 1 boundary.
 Rev A - 16.01.2017 - Amend boundary to Unit 1.

POPLAR FARM MANOR ROAD
ADWICK UPON DEARNE
DONCASTER S64 0NN

PROPOSALS
SITE PLAN

mboothdesign
 architectural design and building consultants

Poplar Farm House
 Savills, Cleve Donley
 103, 105
 1, OAKDALE
 M. 0161 286300
 E. mboothdesign@savills.com

Scale: 1:200 @ A1 Drawn: MJB
 Date: DEC 2016 Ref: 13.20
 Drawn: P1 Rev: D

Not to be used for any other purpose without the written consent of Savills.



Not to scale

Contact

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