

# Longholme Farm, Off Bigsby Road, Retford, Notts, DN22 6SG



A rare opportunity to acquire a small farm with three bedroom detached bungalow with linked range of useful traditional single storey outbuildings grouped round central walled grass gardens. Further range of large portal framed barns with grounds and grassland & arable fields extending to approx. 17.96Ha (44.38 Acres). Rare edge of town location Ideal for those with equestrian, rural interests , business interests or potential future long term residential development(STPP). The accommodation with LPG gas fired central heating system comprises reception hall, two reception rooms, kitchen, three bedrooms, family bathroom, further former annex bedroom and shower, outbuildings, Walled Garden, private driveway, parking for several vehicles. The property occupies an edge of town position, but is within convenient travelling distance of the areas major towns and cities  
Leeds 51.8 miles, Doncaster 22.6miles, Sheffield 35.9 miles, Newark 14.4miles, Nottingham 31.2 miles, A1 Ranby 4.6 miles (All mileages are approximate)

**Guide Price £1,000,000**

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## LOCATION

Retford is an attractive Georgian market town with good range of local amenities well located for the A1 which gives excellent communication links to the area's main towns and cities. The town has a mainline railway station with direct links to London Kings cross and the area is well served by both Public and private schooling, leisure and sporting facilities. The property occupies an edge of town position in a favoured residential area approx.1.6 miles from the town centre.

## DIRECTIONS

The property is easily found when leaving the town along the A620 in the direction of Welham. Continue up Moorgate Hill, passing the Brick and Tile public house on the left and take the next left hand turn onto Tilt Lane. Turn right onto Bigsby Road and continue to the end of the road and turn right onto the lane which leads to the property identified by our sale board

## ACCOMODATION

Brick pillared porch  
Georgian style bow fronted part glazed Front door

**Reception Hall.** With lobby cupboard

**Sitting Room** 4.64m (15'2") x 4.04m (13' 3") – Rustic brick fireplace flanked by built in cupboard, radiator. Upvc French doors opening onto walled side garden with decking.

Access to

**Bedroom 3/Study** 2.29m(7'6") x 4.07m(13'4")-Radiator, UPVC French doors open onto walled garden

**Lounge** 4.18m(13'8 ") x 3.55m(11'7 ") -Feature corner brick fireplace, beamed ceiling, radiator.

**Kitchen** 4.16m (13'7) x 2.32m (7' 7") – Single drainer sink unit set into woodblock worktops, cupboards below and

tall wall units, Alpha CD24C LPG boiler.

Rear Hall access to;

**Utility** .2.74m (8' 11") x1.28m(4' 2")-Plumbing for washing machine. Rear door.

Cloakroom with WC

Access to former Annex bedroom and shower room(unused)

**Bedroom 1** 3.20m (10'5") x 2.17m (7' 1")-Built in cupboards, radiator.

**Bedroom 2** 3.99m (13' 1") x 2.98m (9' 9") Max - Upvc Double glazed window, radiator, coving.

**Bathroom** 2.41m(7'10") x 2.54m(8' 4")- Modern white suite Panelled bath, vanity wash basin, low flush, separate shower cubicle. Radiator

## THE GARDENS AND GROUNDS

The property is served by a private driveway.

The property has a walled side garden with grassed courtyard to the front. Additional agricultural fields adjoin and are accessed directly from the property.

The property has a further useful range of linked single storey brick agricultural outbuilding under plastic sheeted roof comprising;

**Brick built Workshop** 15.55m (51') x 4.86m(15'11")- Double doors

**Brick built garage/tack room with access to rear garden.**

**Pair of linked large concrete framed barns with part block-built wall and part cement fibre sheet cladding and roof. 27m x 20.5m overall.**





### Field Schedule

SK7182	6941	2.82Ha	6.97Ac House buildings & paddock
SK7182	7938	2.84Ha	7.02Ac
SK7282	0055	4.98Ha	12.3Ac
SK7282	0035	4.51Ha	11.14Ac
SK7282	8932	1.14Ha	2.81Ac
SK7282	1217	1.67Ha	4.14Ac
<b>Total</b>		<b>17.96Ha</b>	<b>44.38Acres</b>

### Tenure

The property is understood to be freehold. The bungalow and paddocks are subject to Assured Shorthold tenancy agreement upon which the tenant is holding over. The agricultural land is subject to two farm business tenancies expiring 29<sup>th</sup> September 2023

### Services

Mains, water, electricity, Private sewage are understood to be installed. LPG fired central heating system not checked or tested. Services have not been checked or tested and purchasers should make their own enquiries.

### Method of Sale

Private Treaty

### Plans, Areas & Schedules

These have been provided as accurately as possible from OS Data Sheets. These are published for your convenience and whilst they are believed to be accurate this is not guaranteed, nor will they form part of any contract for the sale plan.

### Easements and Rights of Way

The land is sold subject to and with benefit of all rights of way whether private or public, drainage, water, electricity and any other rights, easements, wayleaves etc whether referred to or not in these particulars.

### Council Tax Band

Band C

### Special Notice

The property and land will be subject to a claw back provision in respect of future residential development of 33.5% for a period of 30 years.

The Property is subject to a Promotional agreement with Muller Developments which expires in March 2024.

Tenant's fittings -Some tenants fittings are not included in the sale and will be removed. Further information regarding these are available from the agent,

**Viewing-** All viewing by appointment only.





