

# PLUMBLEY HALL FARM

Plumbley Lane, Mosborough, Sheffield,  
South Yorkshire S20 5BJ





# Welcome to PLUMBLEY HALL FARM

A unique opportunity has arisen to acquire development plots at Plumbley Hall Farm, surrounded by countryside and positioned on the outskirts of Mosborough.

Accessible from two entry points off Plumbley Lane, this exciting scheme combines a picturesque semi-rural setting with consciously selected materials and modern layouts to create distinctive barn conversions. Specified materials in the plans include reclaimed slate and standing seam zinc roofs, vertical Yorkshire boarding cladding and for the properties to be built in stone or brick. Due to the plots being offered to the market for the purchaser to construct, a blank canvas is provided for internal material choices to be completely customised to the new owners taste.

Full planning permission details can be found on Sheffield City Council website with a reference number of 24/00027/FUL. The site will have two separate driveways, which will be shared amongst the relevant plots with allocated parking set for each house. There is also a fourth plot within the site, however this is not offered to the market.





\*Plot Boundaries May be Subject to Change

SITE PLAN KEY



Buildings to be Demolished



Plot 1 - Sold



Plot 2



Plot 3 - Sold





PLOT 2





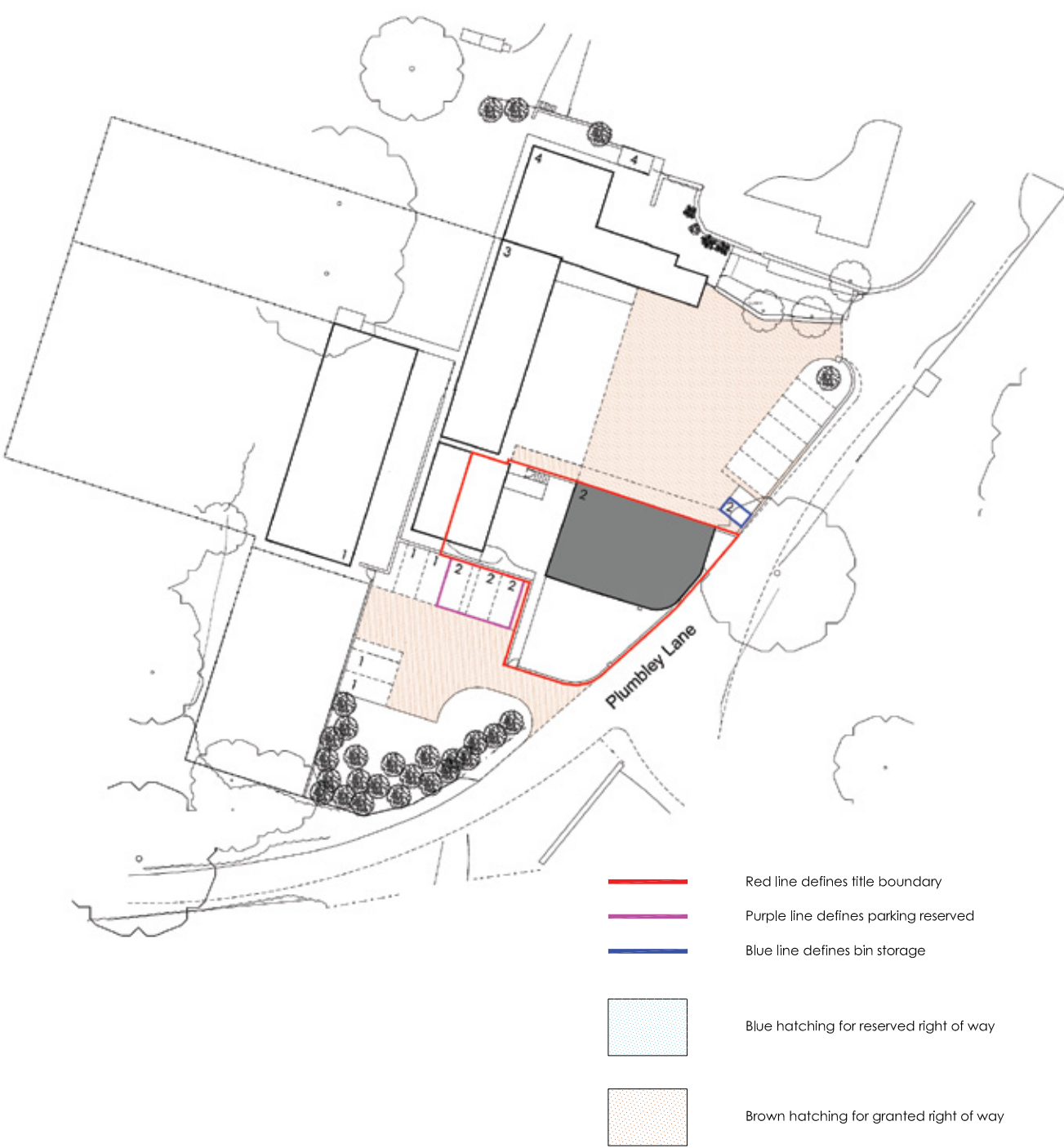
# PLOT 2 APPROVED PLANS

With plans to construct a three bedroomed detached residence spanning approximately 1,550 sq.ft. Plot 2 will feature a fabulous open plan living kitchen, a generously proportioned master bedroom suite, two additional double bedrooms and a family bathroom.

Wrapping around two sides of the property will be the garden, which will provide access to the primary entrance of the home. The allocated parking for Plot 2 will be within the adjacent shared driveway and will include three parking spaces. Plot 2 will also have a right of way over the second driveway to the north to gain entry to a bin store.

 **Detached**  **1,550 sq.ft**  **£ 275,000**

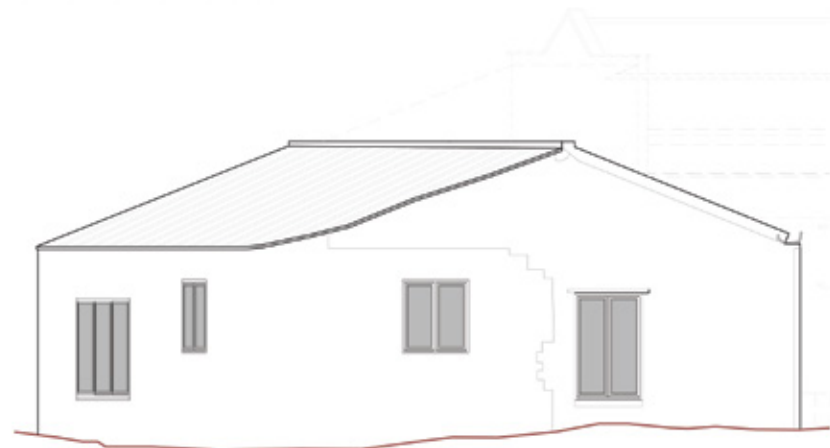
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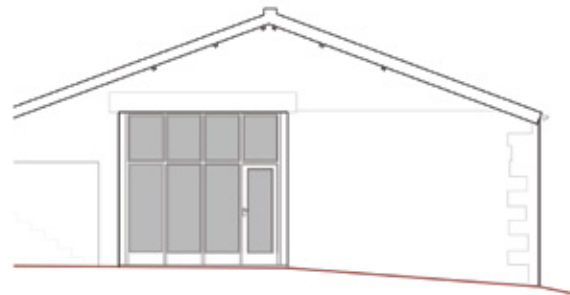


# PLOT 2 APPROVED PLANS

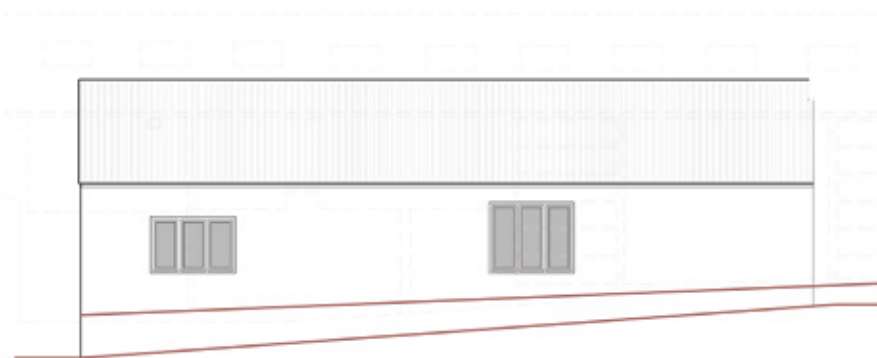
## Proposed Elevations



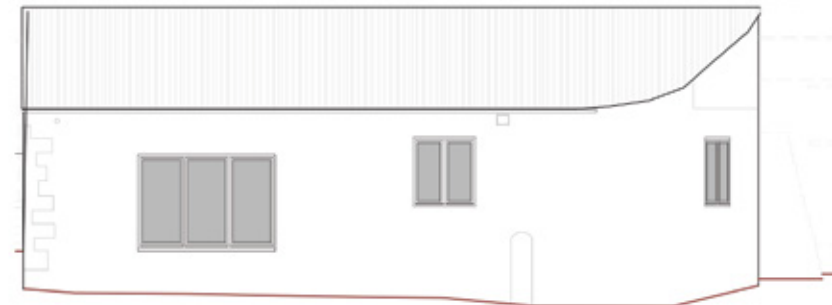
East



West



North



South

BUILDING TO BE  
DEMOLISHED





# PLOT 2 PROPOSED PLANS

Amendments to the original plans are currently being submitted and if approved, would form the addition of a mezzanine floor, and a reconfiguration and extension to the ground floor, creating further useable living space.



Semi-Detached



2,714 sq.ft



£ 275,000



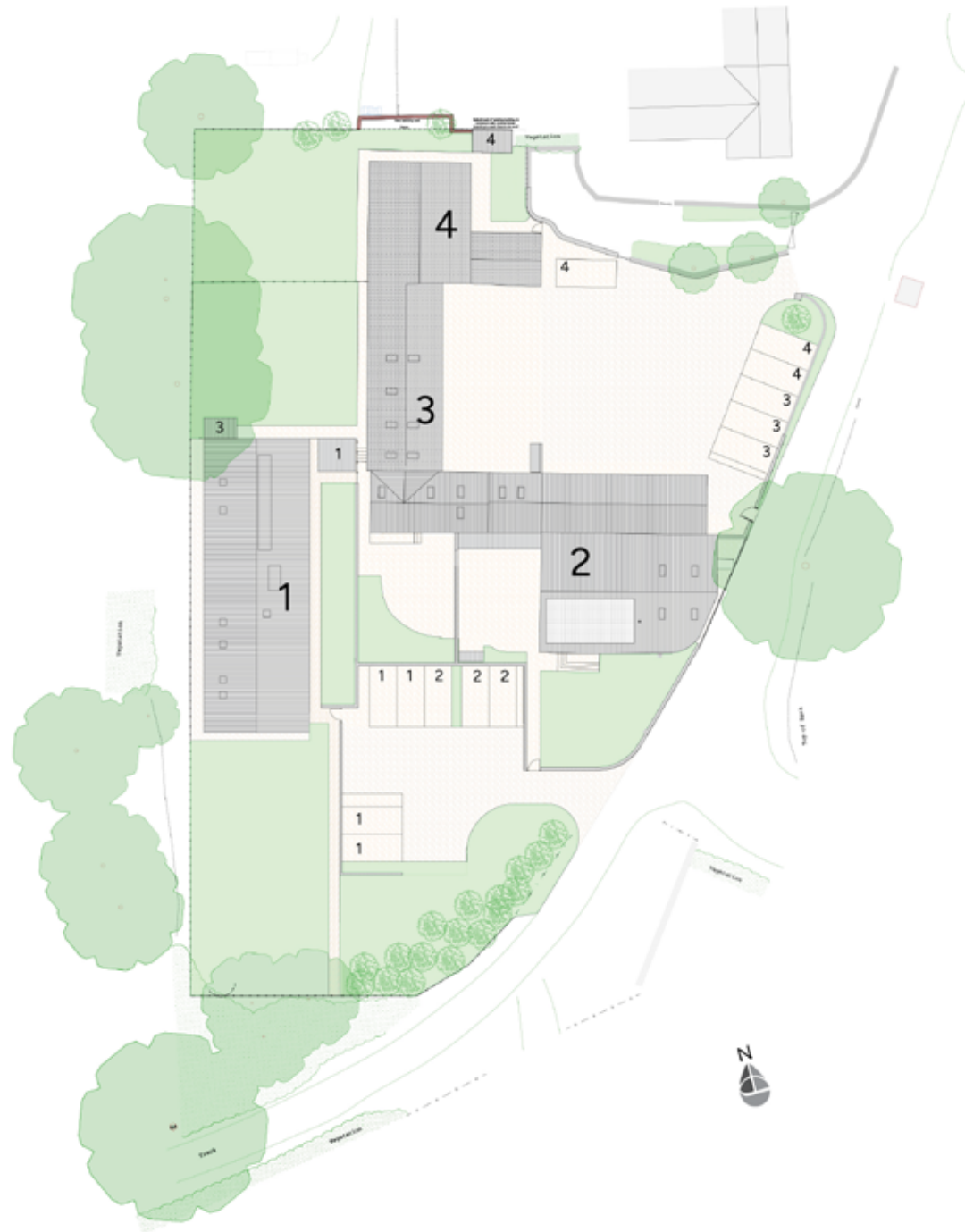
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2



2

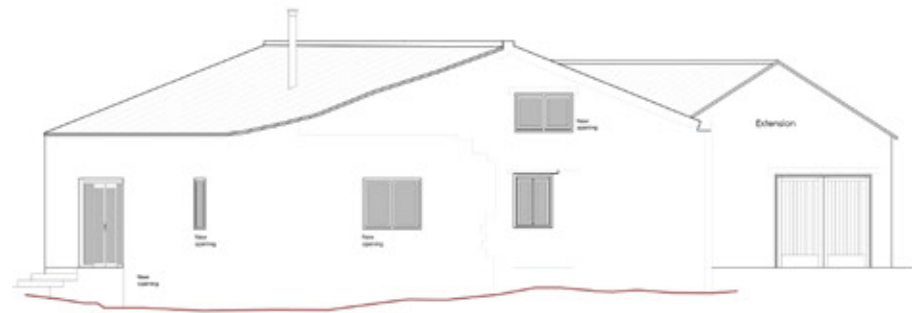


\*Proposed plans currently in for approval. Could be subject to change.

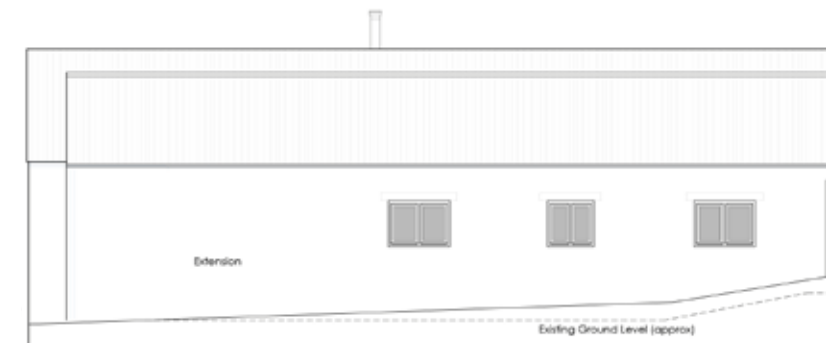


# PLOT 2 PROPOSED PLANS

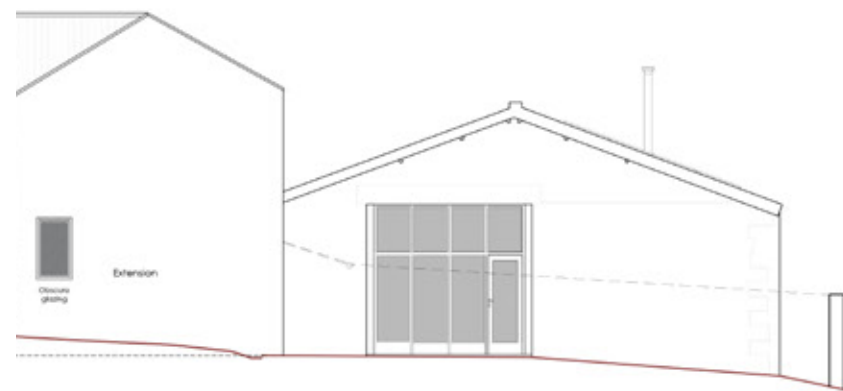
## Proposed Elevations



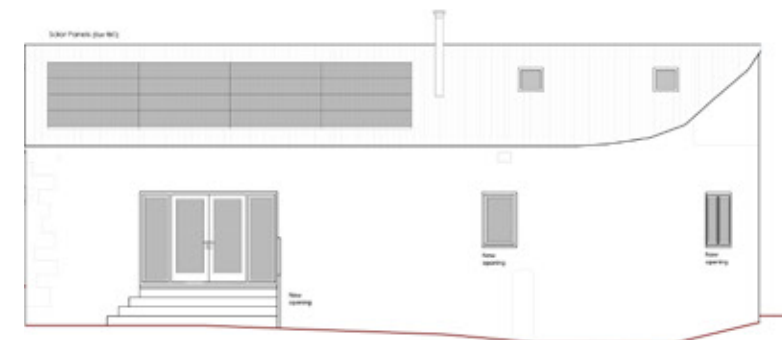
East



North



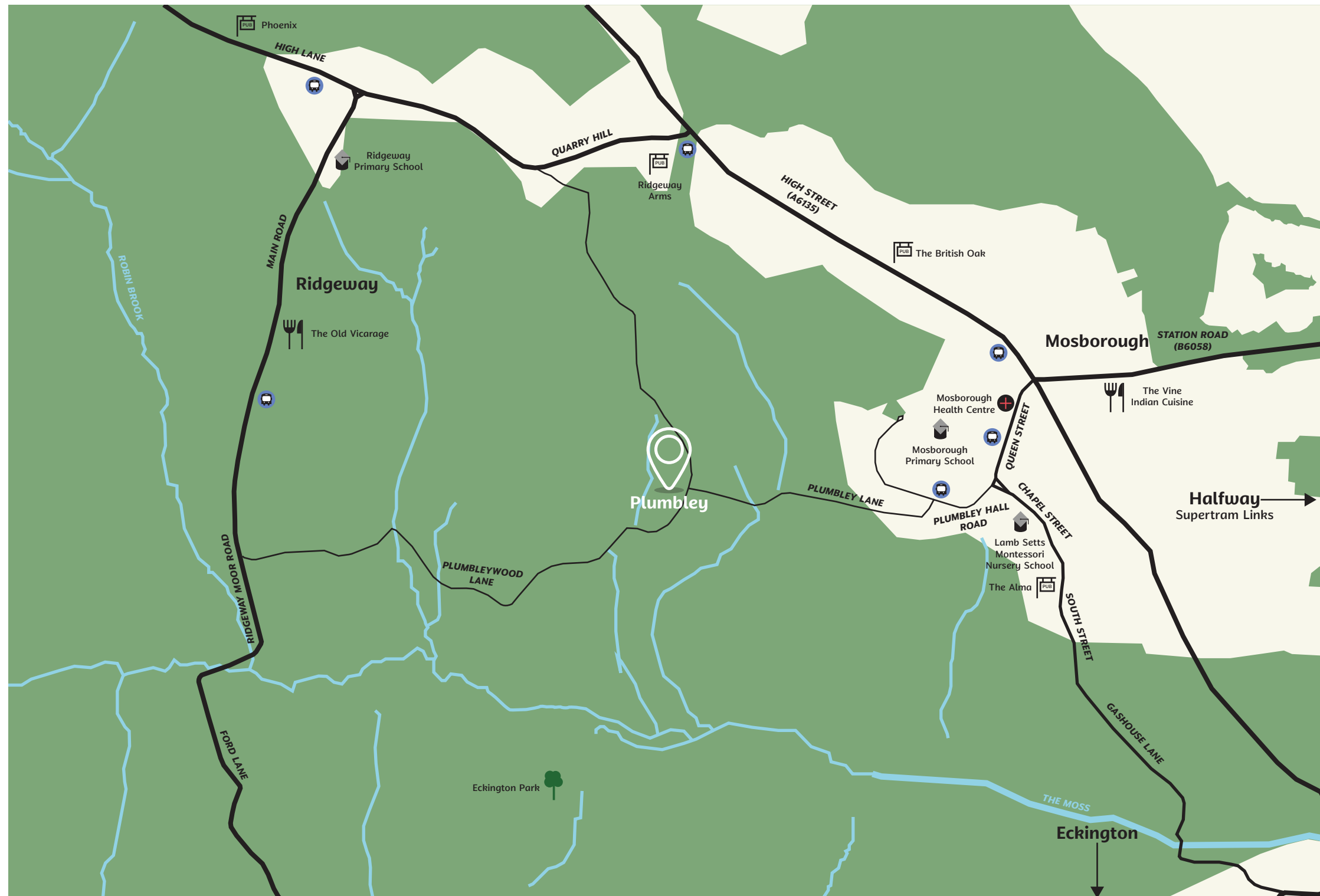
West



South



# Around PLUMBLEY HALL FARM



Located on the edge of Mosborough, Plumbley Hall Farm has good access to Mosborough's amenities such as public houses and shops. Additional amenities can be found at Eckington and Halfway, including schools and supermarkets. From the site, there are bridleways and footpaths, which take you through lovely countryside scenery towards Ridgeway, Mosborough and Eckington. The M1 and M18 motorway networks are conveniently accessible and the Peak District can be reached within a short drive.

**Directions:** From Mosborough Village, follow Queen Street, which becomes Plumbley Hall Road. Turn left onto Plumbley Lane and bear left at the top of the hill, Plumbley Hall Farm will be on the right hand side.

**Note:** Please check that your navigation app is not directing you from Quarry Hill or Ridgeway Moor as the connecting routes are unadopted roads.

**What3words:** mixer.metro.regard











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Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

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