

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. Three plots are available to purchase separately, which have planning permission granted for the existing barns to be converted into two, four bedroomed homes and a three bedroomed home. A selection of the barns will be demolished as part of the redevelopment.

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.





SITE PLAN KEY



Buildings to be Demolished



Plot 1



Plot 2



Plot 3

PLOT 1



PLOT 1

The largest plot on the site, Plot 1 is proposed to be a four bedroomed detached barn that has accommodation set over one floor, totalling approximately 1,950 sq.ft. Offering potential for wonderful family living, Plot 1 is planned to comprise of an exceptionally spacious open plan living kitchen, utility room, WC, two bedrooms with en-suites, two further bedrooms and a family bathroom.

The garden accompanying the property will be sizeable, bordering the edge of the site to the north-west and Plumbleywood Lane. Plot 1 will also own and be responsible for the driveway, which will be shared with the owner of Plot 2, who will have three parking spaces within it. Within the driveway, Plot 1 will have four allocated parking spaces.



Detached



1,950 sq.ft



£ 350,000



4



1

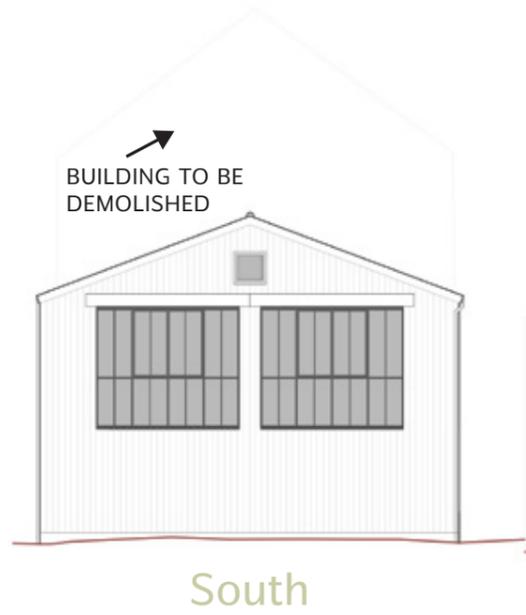
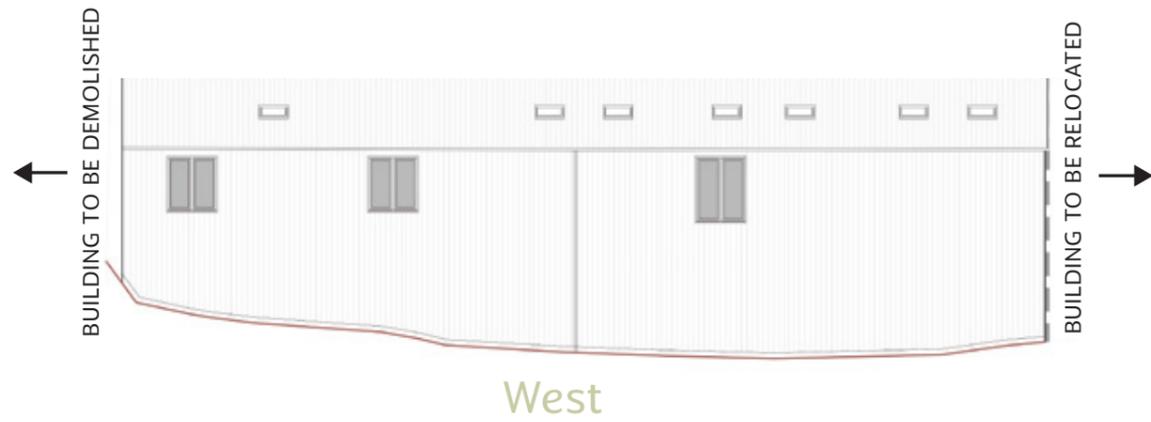


3



PLOT 1

Proposed Elevations



PLOT 2



PLOT 2



Detached



1,550 sq.ft



£ 275,000



3



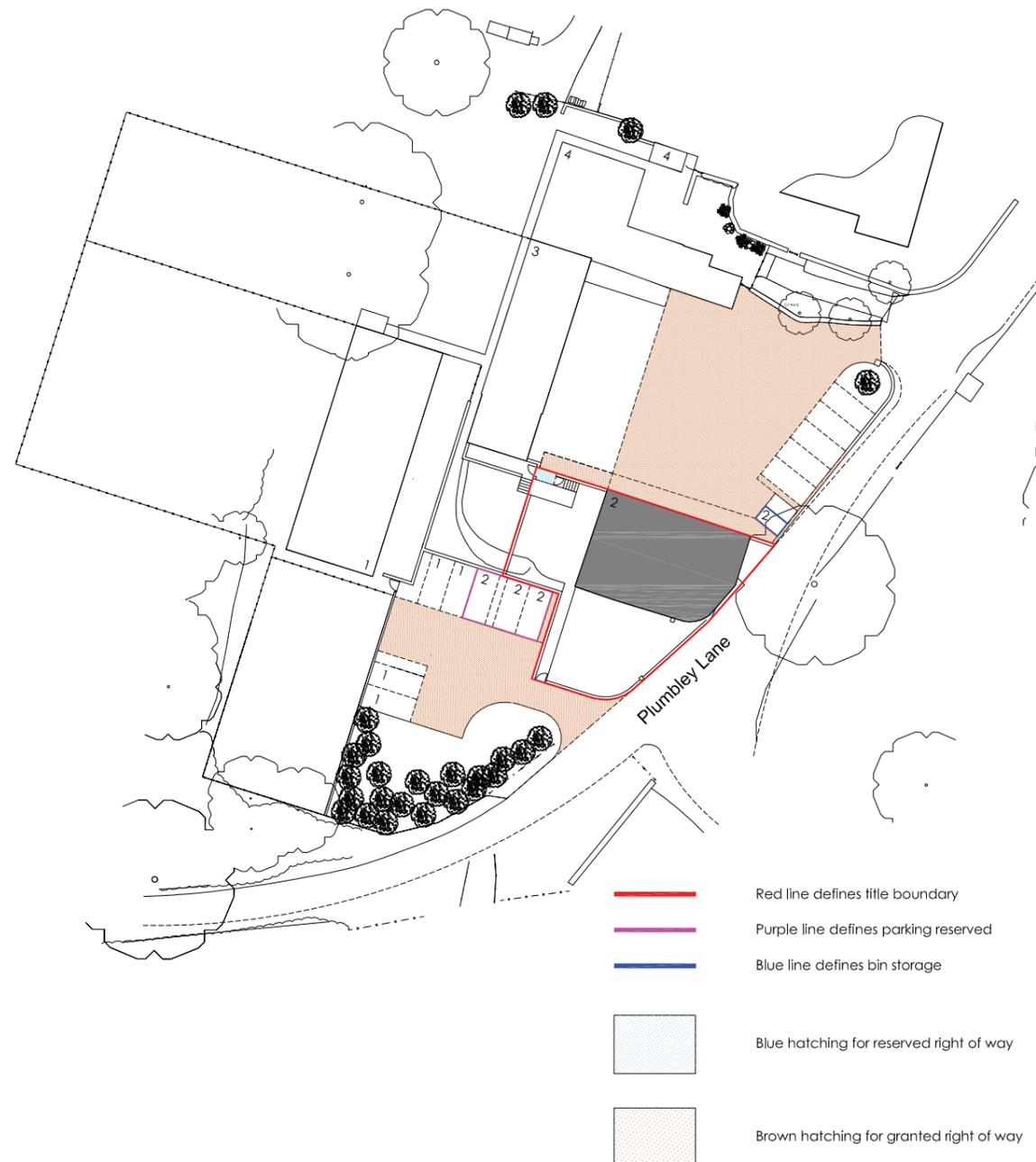
1



2

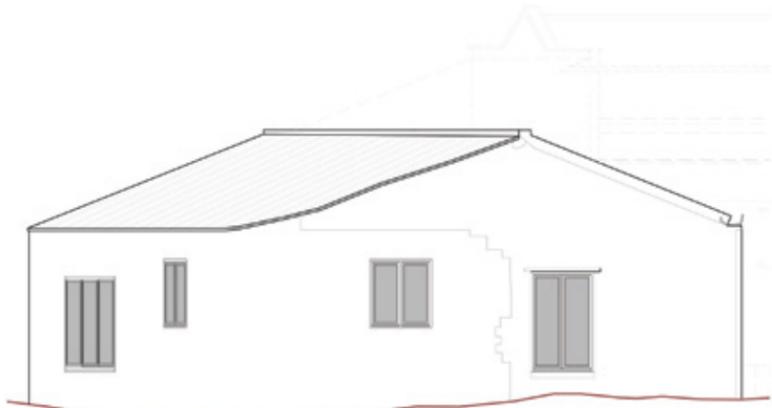
With plans to construct a three bedroomed detached residence spanning approximately 1,550 sq.ft. Plot 2 will feature a fabulous open plan living kitchen, a generously proportioned master bedroom suite, two additional double bedrooms and a family bathroom.

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.

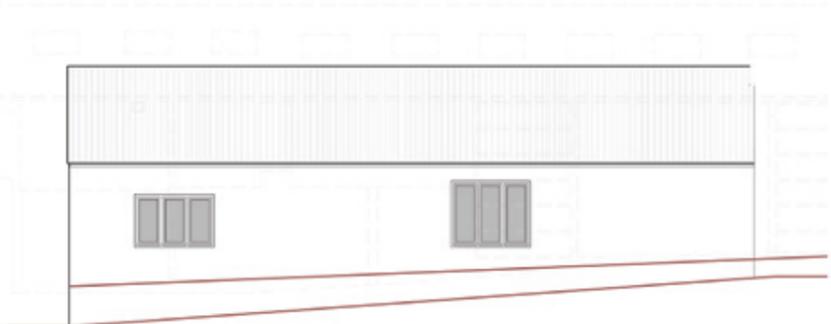


PLOT 2

Proposed Elevations



East

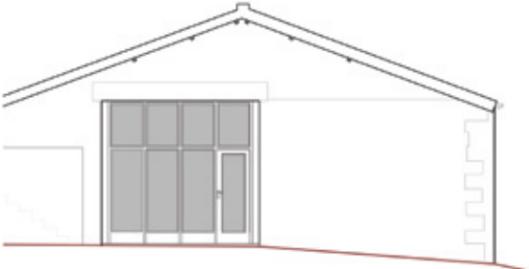


North

BUILDING TO BE DEMOLISHED



South



West



PLOT 3



PLOT 3

 Semi-Detached
  2,000 sq.ft
  £ 325,000

 4
  1
  3

Incorporating a layout arranged over two floors, the third plot is the largest home projected for Plumbley Hall Farm with a total footprint of approximately 2,000 sq.ft. The heart of this four bedroomed barn is set to be the extensive living kitchen, showcasing floor-to-ceiling glazing and bi-folding doors opening to the rear garden. Just off of the kitchen, it is proposed that there will be a snug/fourth bedroom and a shower room, offering versatility for a family with dependant relatives. The plans depict that the first floor will house three double bedrooms, one of which will have an en-suite bathroom, and a family bathroom.

Externally, Plot 3 will enjoy gardens to the rear and side, along with a portion of land to the front elevation. The parking for the home will include three parking spaces, which will be allocated within the second shared driveway of the site. There will also be a bin store belonging to the plot.



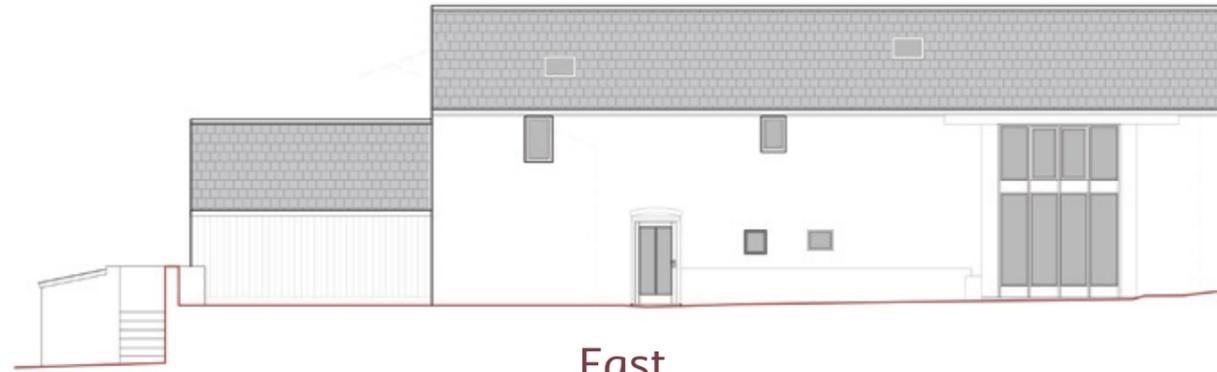
Ground Floor



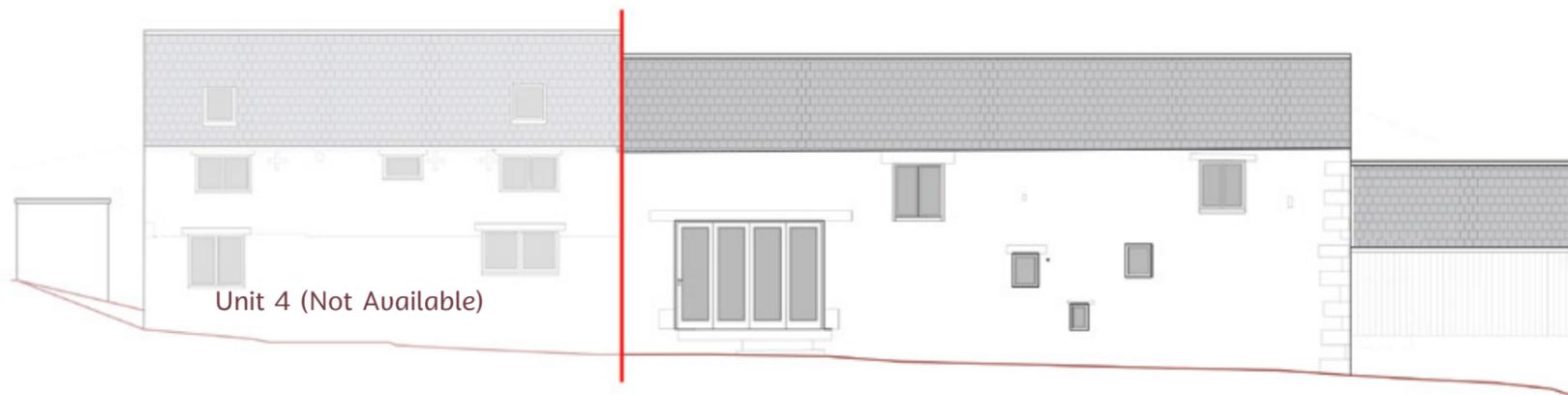
First Floor

PLOT 3

Proposed Elevations



East



Unit 4 (Not Available)

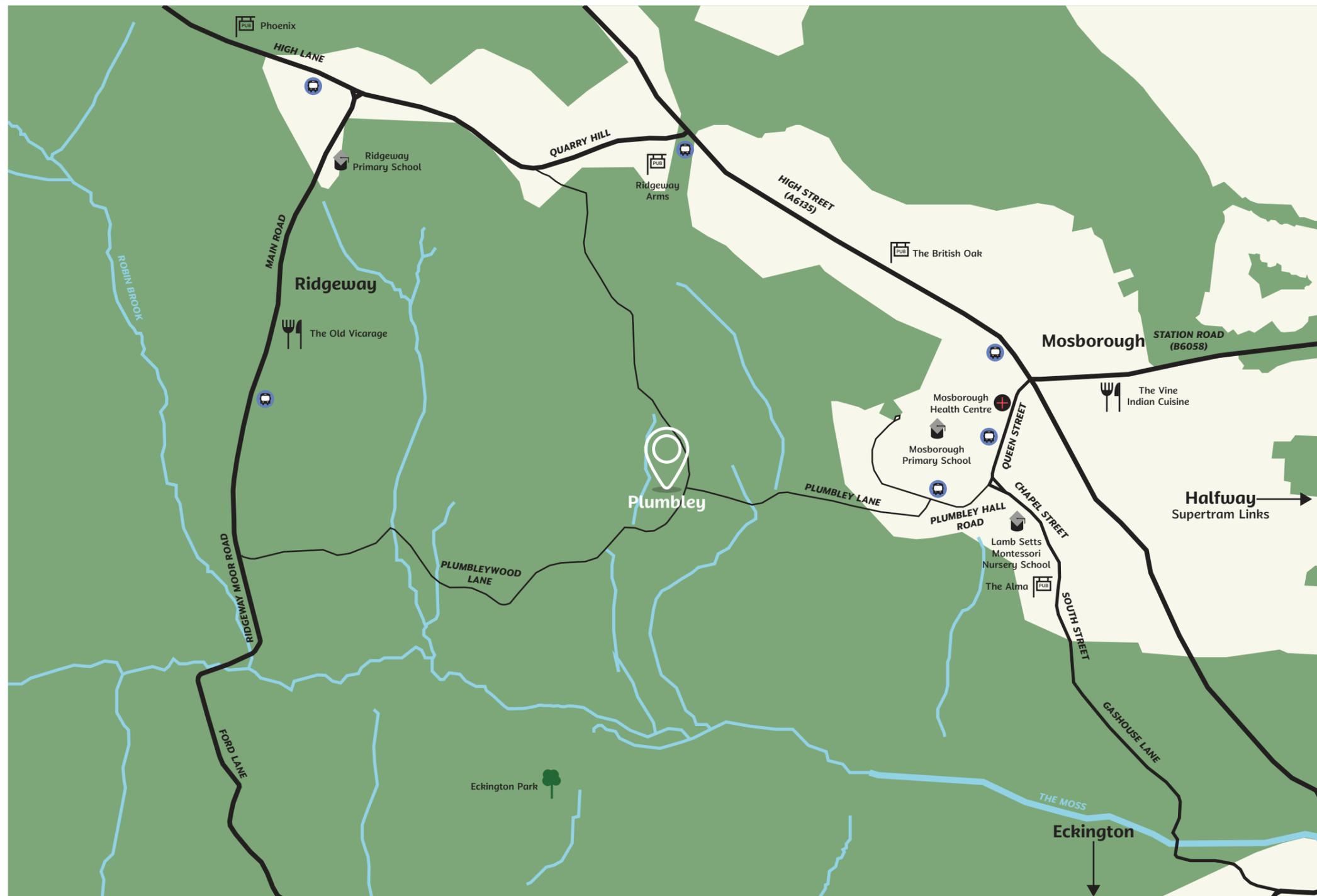
West



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



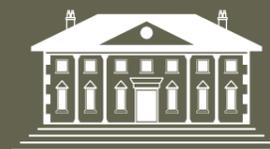


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