

# SYKEHOUSE FARM



BLenheim



NESTLED ON THE EDGE OF THE  
PEAK DISTRICT NATIONAL PARK,  
SYKEHOUSE FARM PRESENTS  
AN EXCITING DEVELOPMENT  
OPPORTUNITY.

*With planning permission granted across multiple applications for 11 barn conversions, this 1 acre site offers fantastic scope to bring an appealing residential scheme to life.*





Full planning permissions and permitted development rights under Class Q enable the site to be transformed into 13 units, three of which are being retained by the current owners (Barn 1, Barn 3B and Barn 5 on the site plan).

The scheme has been expertly designed by Nordbarn, an architectural practice specialising in barn conversions and farm diversification projects. Each property combines modern necessities with sympathetic materials that ensure cohesiveness with the former dairy farm and its surroundings. The proposed dwellings comprise a mixture of four, three and two bedroomed homes, each with open plan living spaces.

Sykehouse Farm occupies an elevated position, which affords the site and proposed homes panoramic countryside views. The development will have two entry points, which will serve the converted barns and existing farmhouse at the front of the site. Within a shared courtyard, each of the plots will have allocated parking spaces.

Bradfield is conveniently situated to offer a harmonious blend of country and city life, with everything that the Peak District has to offer within easy reach. From scenic nearby trails around Damflask and Agden Reservoirs, to visiting some of the National Parks most popular attractions, such as Hathersage, Chatsworth House, Ladybower Reservoir, Winnats Pass and Mam Tor. The A57 provides road links to Sheffield and Manchester and there is convenient access to the M1 for journeys to major cities. Locally, there are a range of public and independent schools, alongside two universities within Sheffield city centre. Bamford train station is nearby, providing rail links to Sheffield, Manchester Piccadilly and the following Peak District locations: Hathersage, Grindleford, Hope and Edale.

#### Full list of Planning Applications

Full details available on the Sheffield City Council Planning Portal.

#### Ref. No: 23/04008/FUL

Use of agricultural buildings as 5 no. dwellings with associated demolition, access improvements, works and landscaping

(approved 2nd July 2024)

#### Ref. No: 24/03421/ARPN

Alterations and change of use of agricultural barn (3A) to form 1no. dwellinghouse (Use Class C3)

(approved 10th February 2025)

#### Ref. No: 24/03424/ARPN

Alterations and change of use of agricultural barn (7) to form 1no. dwellinghouse (Use Class C3)

(approved 10th February 2025)

#### Ref. No: 24/03427/ARPN

Alterations and change of use of agricultural barn (2) to form 4no. dwellinghouses (Use Class C3) (Amended Description)

(approved 10th February 2025)



#### Ref. No: 25/02376/DPN

Partial demolition of Barns 3, 5, 7 and Barn Group A

(approved 9th September 2025)

A planning application will shortly be submitted to vary Ref. No. 23/04008/FUL in respect of the drainage strategy and access for Barn 4.

**KEY**

-  Retained by owner
-  Set for demolition

**Barn 2**  
4 Residential Units

**Barn 5**  
Retained by Owner

**Barn 1**  
Retained by Owner

**Barn 4**  
1 Residential Unit

**Barn 3B**  
Retained by Owner

**Barn 6**  
4 Residential Units

**Barn 3A**  
1 Residential Unit

**Barn 7**  
1 Residential Unit





BARN 2



BARN 4



BARN 2





DEVELOPMENT FOOTPRINT

\*IMAGE FOR ILLUSTRATION PURPOSES ONLY



BARN 6



BARN 6



BARN 6



ACCESS POINT 2 (FARMHOUSE NOT INCLUDED IN THE SCHEME)



BARN 7



BARN 7



BARN 7

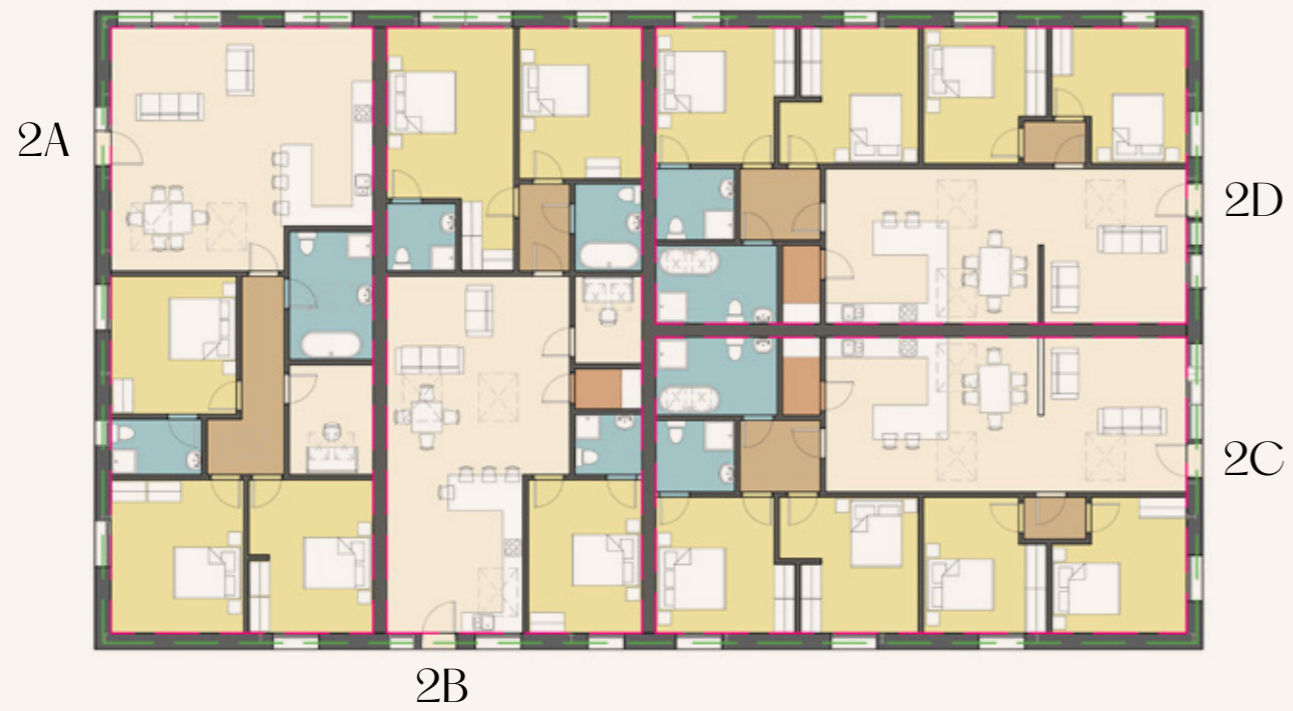


BARN 7



# BARN 2

Proposed Elevations & Full Building Floor Plan



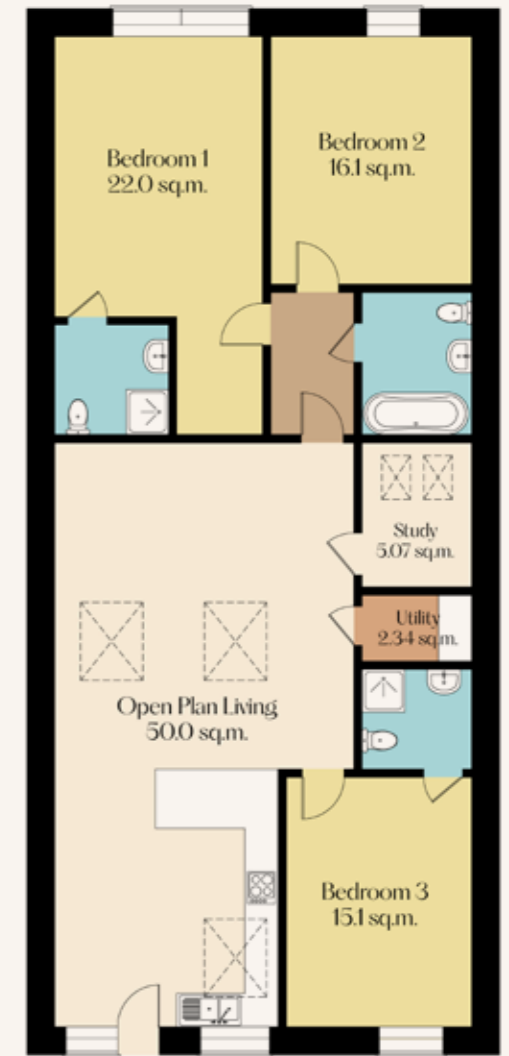
# BARN 2A & 2B

Barn 2A Approximate Floor Area:  
1474 SQ.FT. (136.9 SQ.M)

Barn 2B Approximate Floor Area:  
1436 SQ.FT. (133.4 SQ.M)



2A



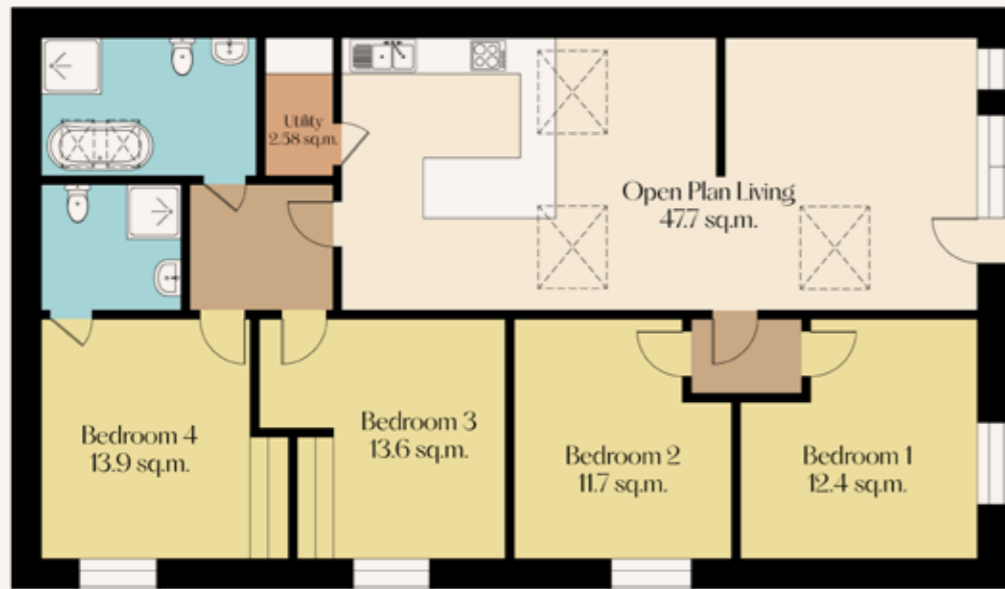
2B

# BARN 2C & 2D

Barn 2C Approximate Floor Area:  
1456 SQ.FT. (135.3 SQ.M)

Barn 2D Approximate Floor Area:  
1464 SQ.FT. (136.0 SQ.M)

2C



2D



# BARN 3A

Proposed Elevations & Floor Plan

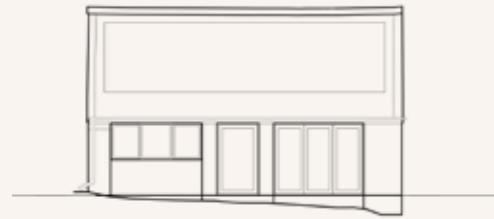
Total Approximate Floor Area:  
1167 SQ.FT. (108.4 SQ.M)



# BARN 4

Proposed Elevations & Floor Plan

Barn 4 Approximate Floor Area:  
832 SQ.FT. (77.3 SQ.M)



1. Front Elevation (South)



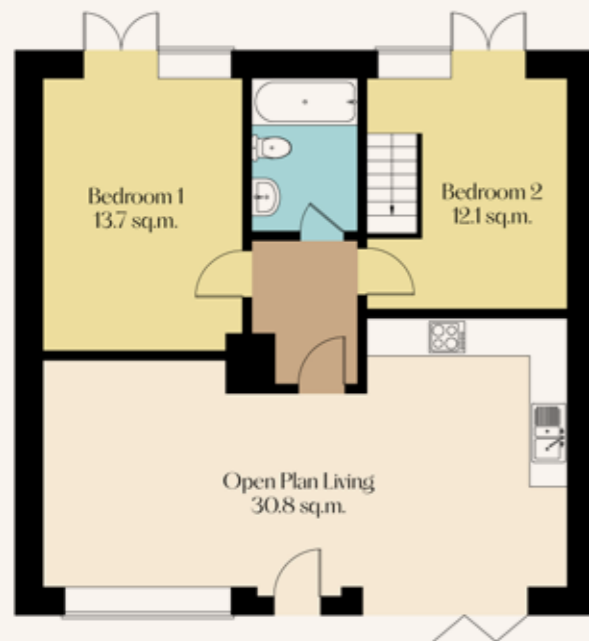
2. Side Elevation (East)



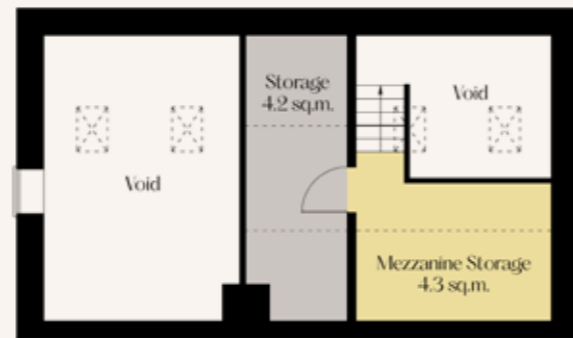
3. Rear Elevation (North)



4. Side Elevation (West)



Ground Floor Approximate Floor Area:  
741 SQ.FT. (68.8 SQ.M)



First Floor Approximate Floor Area:  
91 SQ.FT. (8.5 SQ.M)

Proposed Elevations

# BARN 6



1. Front Elevation (South)



2. Side Elevation (East)



3. Side Elevation (East)



4. Rear Elevation (North)



5. Side Elevation (West)



6. Front Elevation (South)

# BARN 6A

Total Approximate Floor Area:  
1201 SQ.FT. (111.6 SQ.M)



Ground Floor Approximate Floor Area:  
703 SQ.FT. (65.3 SQ.M)

First Floor Approximate Floor Area:  
498 SQ.FT. (46.3 SQ.M)

# BARN 6B

Total Approximate Floor Area:  
1381 SQ.FT. (128.3 SQ.M)

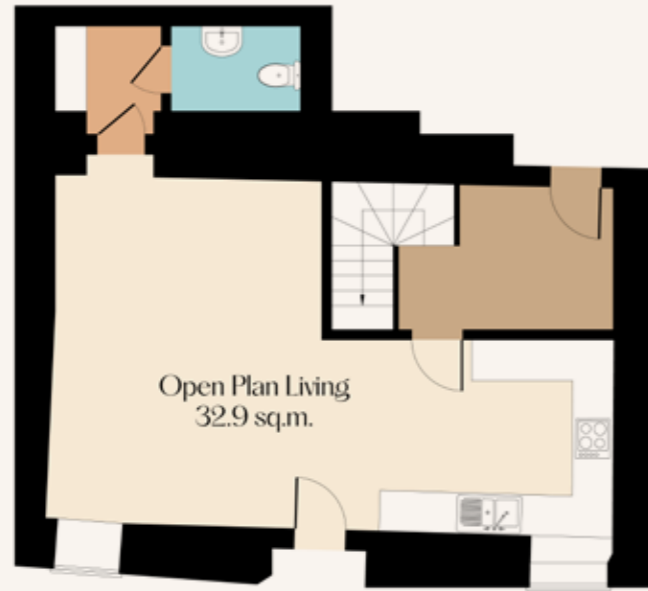


Ground Floor Approximate Floor Area:  
815 SQ.FT. (75.7 SQ.M)

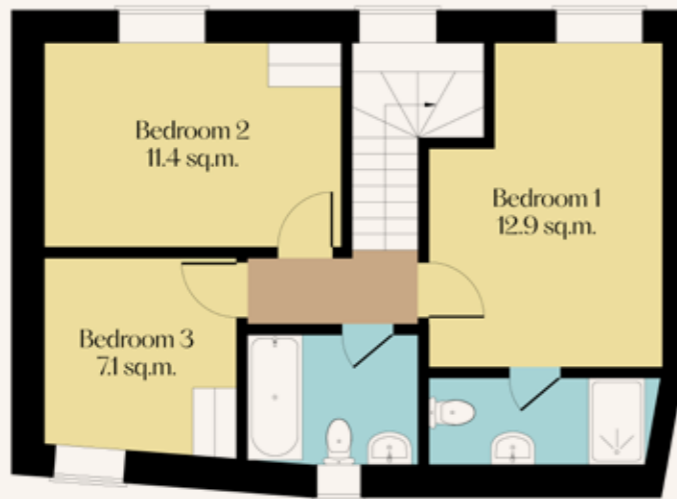
First Floor Approximate Floor Area:  
566 SQ.FT. (52.6 SQ.M)

# BARN 6C

Total Approximate Floor Area:  
1058 SQ.FT. (98.3 SQ.M)



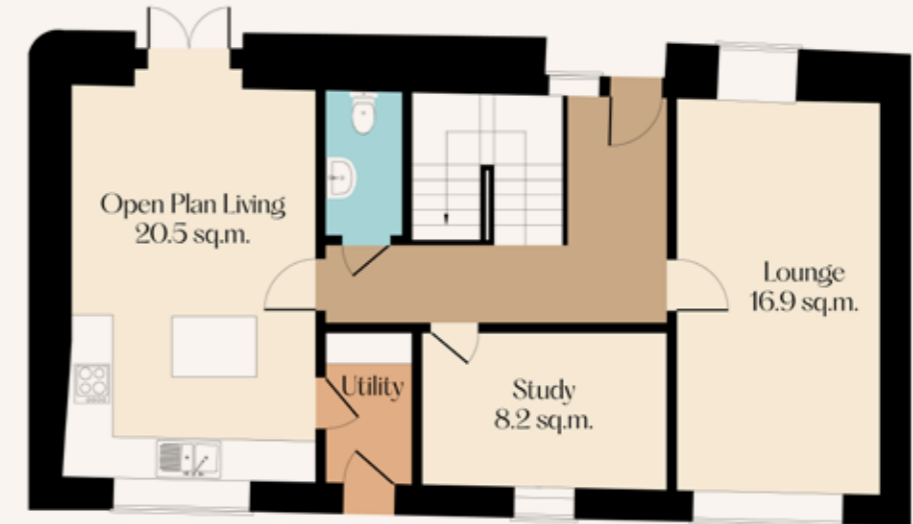
Ground Floor Approximate Floor Area:  
541 SQ.FT. (50.3 SQ.M)



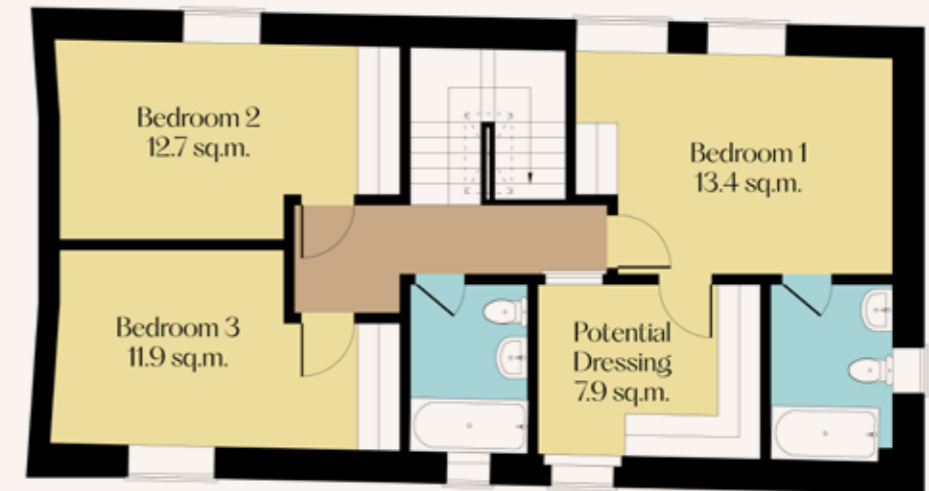
First Floor Approximate Floor Area:  
517 SQ.FT. (48.0 SQ.M)

# BARN 6D

Total Approximate Floor Area:  
1466 SQ.FT. (136.2 SQ.M)



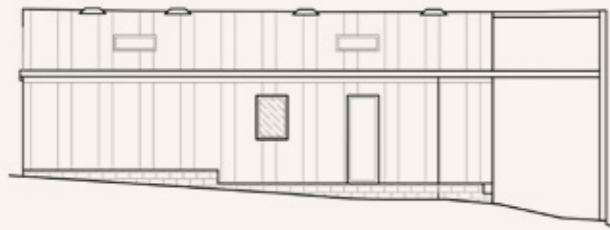
Ground Floor Approximate Floor Area:  
735 SQ.FT. (68.3 SQ.M)



First Floor Approximate Floor Area:  
731 SQ.FT. (67.9 SQ.M)

# BARN 7

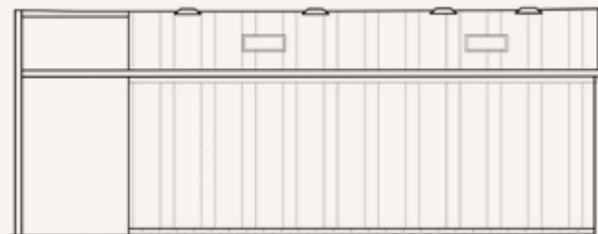
Proposed Elevations



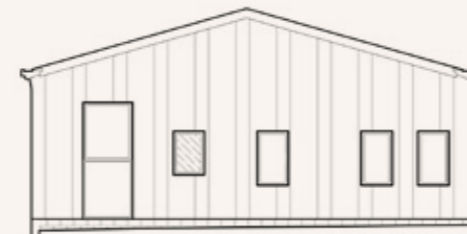
1. Side Elevation (West)



2. Front Elevation (South)



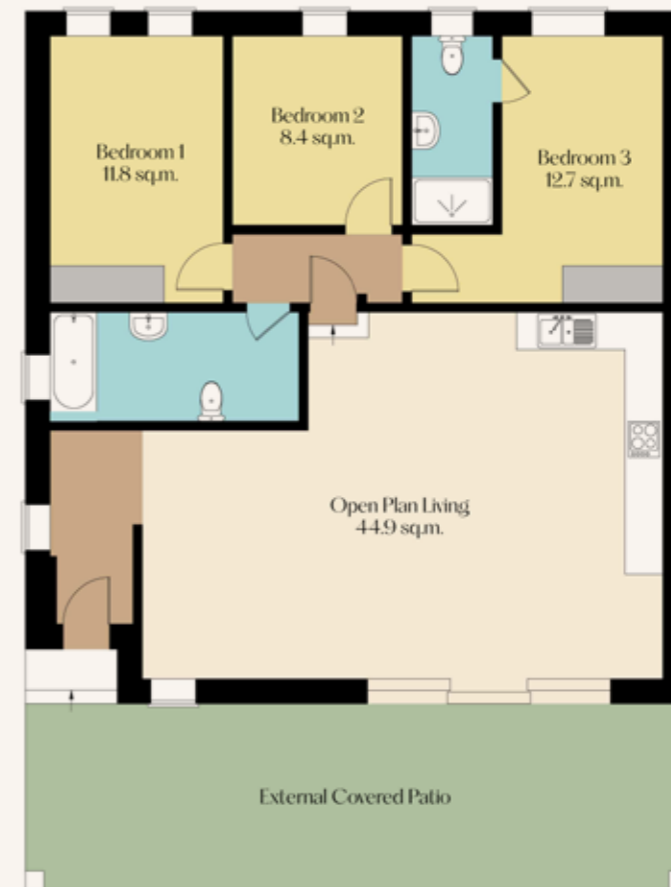
3. Side Elevation (East)



4. Rear Elevation (North)

# BARN 7

Total Approximate Floor Area (Excluding Covered Patio):  
1083 SQ.FT. (100.6 SQ.M)



TENURE

Freehold

COUNCIL TAX

Not Yet Determined



## Services

Mains water is currently connected, however, the purchaser will need to install a new connection alongside development. The drainage plans have been approved by Sheffield City Council, but is subject to a variation. Three-phase electricity is installed currently, and a purchaser will be required to connect to a new supply for the purpose of development, which is to be installed by the sellers.

## Rights of Access & Shared Access

The site proposal outlines two access points, which are detailed on the site plan and will be shared amongst the relevant barns.

## Covenants, Easements, Wayleaves & Flood Risk

The property is sold subject to any covenants, wayleaves and easements noted in the title. The flood risk is very low.

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 and computer generated images are for illustration and stylistic purposes only.

# SYKEHOUSE FARM

Sykehouse Lane, Dungworth,  
Bradfield, Sheffield, S6 6HG

Offers in Excess of  
£1,000,000

Viewing strictly by appointment with  
our consultant on: 0114 358 2020

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*move* YOU

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