



Grange Farm

| Harthill, Sheffield

| Carter Jonas

**Grange Farm  
Harthill  
Sheffield  
South Yorkshire  
S26 7XS**

**Equipped arable farm with  
productive Grade 2 soils.**

The sale of Grange Farm offers an excellent opportunity to acquire a productive arable farm situated to the south-east of the desirable village of Harthill in the county of South Yorkshire. The farmstead which is centrally situated on the holding comprises a detached farmhouse, a range of traditional buildings with potential for alternative uses together with a range of general purpose buildings. A ring-fenced block of Grade 2 land surrounds the farmstead, the majority of which is farmed as part of a combinable crop rotation.

In all extending to approximately 163.77 acres (66.26 hectares).

For sale by private treaty as a whole or in up to two lots



**Location**

Grange Farm occupies a private, rural, yet accessible location situated approximately 0.5 mile to the south-east of the desirable village of Harthill in the county of South Yorkshire.

The popular market town of Worksop is situated approximately 6.8 miles to the east whilst the city of Sheffield is situated approximately 13.9 miles to the north-west.

Access to the M1 motorway is available at junction 30 which is situated approximately 3.5 miles by road to the south-west.

Sheffield and Worksop offer a good range of schools in both the independent and state sectors together with a good range of shopping, amenities and professional services.

Mainline rail connections are available at Sheffield which connect with London Kings Cross in 2 hours.

## Lot 1

Lot 1 comprises the farmstead which is centrally situated on the holding and includes the farmhouse, a range of traditional buildings arranged around a central courtyard, a range of general purpose buildings together with a ring-fenced parcel of grassland extending in all, to approximately 40.63 acres (16.43 hectares).

The farmhouse is situated in the north-eastern corner of the farmstead and is of stone construction with part rendered walls under a pitched pantile roof covering. The farmhouse provides approximately 2,450 ft<sup>2</sup> (227 m<sup>2</sup>) of generously proportioned and well-balanced living accommodation which offers the purchaser an opportunity to modernise and adapt to suit their needs.

The accommodation comprises a breakfast kitchen, pantry, dining room, snug and sitting room to the ground floor with four bedrooms and house bathroom to the first floor.

Externally, there is an enclosed south facing garden with ample parking to the northern elevation.

The farm buildings comprise a traditional range of stone buildings under a mixture of pantile and corrugated profile clad roofs all arranged around a central courtyard and offering potential for conversion subject to obtaining the necessary planning consents.

Situated to the west of the courtyard is a range of general purpose buildings providing livestock accommodation and storage for feedstuffs and machinery.

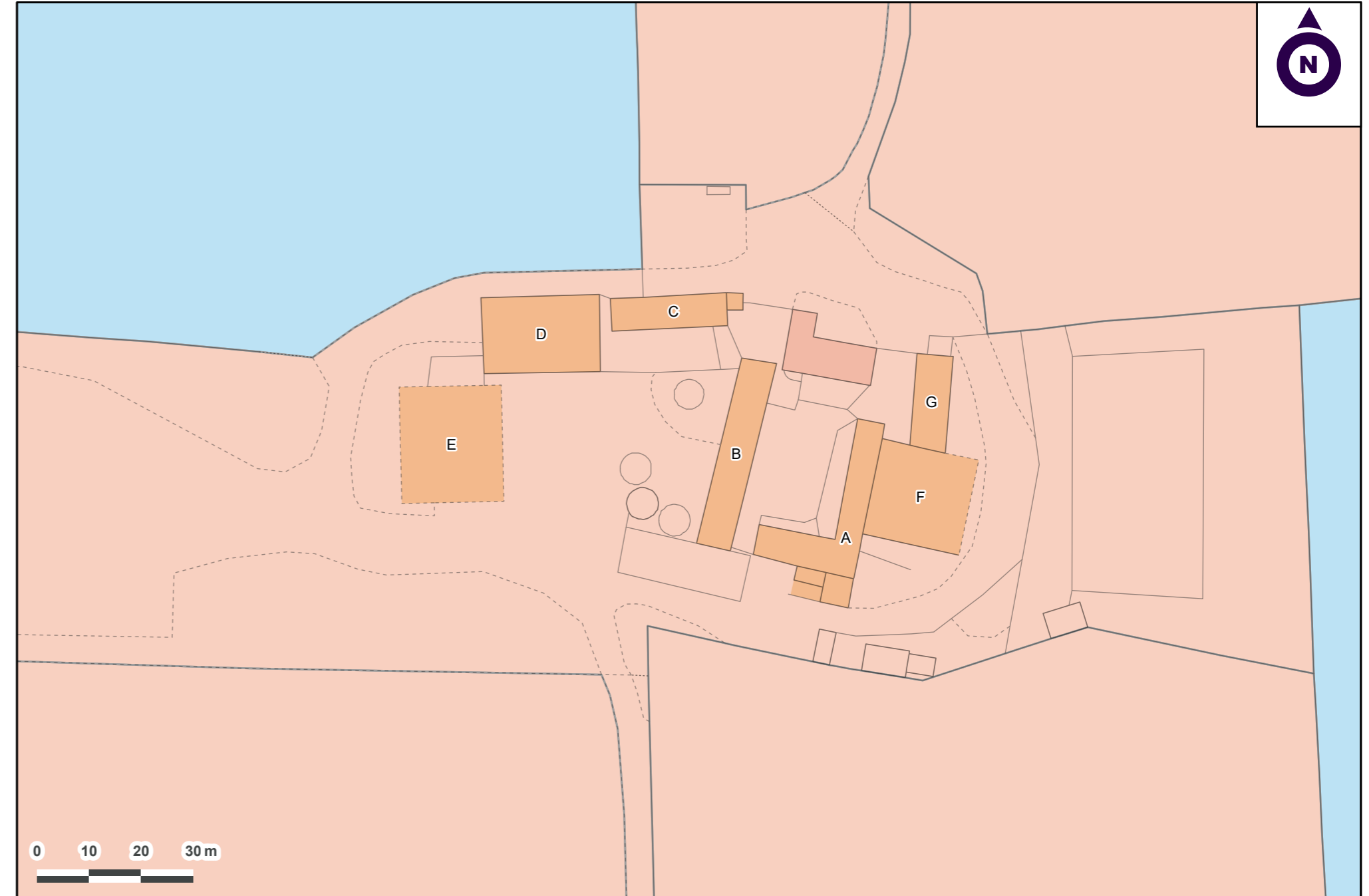
The farm buildings more specifically comprise:

- A. Traditional Range (244 m<sup>2</sup>) – range of traditional single storey buildings of stone construction under steel profile roof sheet coverings and arranged around a central courtyard.
- B. Granary (248 m<sup>2</sup>) – a single two storey traditional building of stone construction under a pitched pantile roof covering.
- C. Byre (141 m<sup>2</sup>) – a traditional single storey building of stone construction under a part pantile and part corrugated profile clad roof covering.
- D. Livestock accommodation (331 m<sup>2</sup>) – concrete portal framed building under a corrugated profile clad roof with block walls, external feed barrier and concrete floor.
- E. General Purpose (439 m<sup>2</sup>) – concrete portal framed building with adjoining lean-to under a corrugated profile clad roof covering and cladding to eaves.
- F. Livestock accommodation (354 m<sup>2</sup>) – concrete portal framed building under a pitched corrugated profile clad roof with corrugated profile clad sheets to eaves.
- G. Byre (126 m<sup>2</sup>) – traditional building of stone wall construction under a pitched corrugated clad roof covering.

The land included with Lot 1 extends in all to approximately 40.63 acres (16.43 hectares) of productive grassland currently subdivided into paddocks and utilised for a mixture of equestrian turnout and livestock grazing.

The land situated to the south of the farmstead benefits from a central access track providing convenient access to the paddocks with the main farm access track dissecting the land to the north of the farmstead.

The land is bounded by timber post and wire fencing providing livestock proof boundaries.

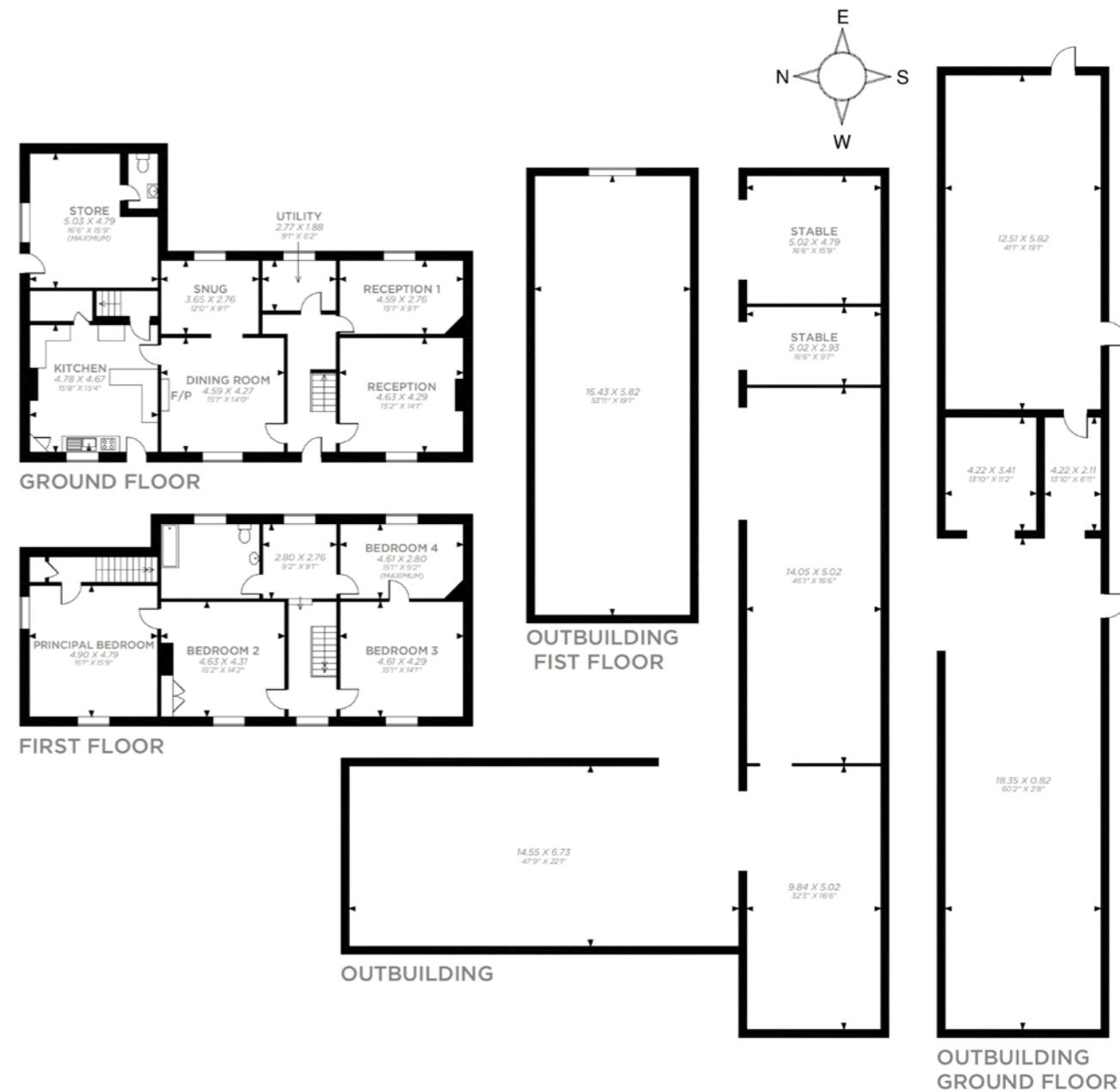




# Floor Plan

Grange Farm  
Harthill  
Sheffield  
South Yorkshire  
S26 7XS

Total:  
8,682 sq ft / 807 sq m



For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances  
and other features are approximate only.



### Lot 2

Lot 2 comprises a ring-fenced parcel of productive Grade 2 agricultural land currently farmed as part of a combinable cropping rotation extending in all to approximately 123.14 acres (49.83 hectares).

The land is classified as being Grade 2 as defined by the former Ministry of

Agriculture Fisheries and Food Land Classification Map.

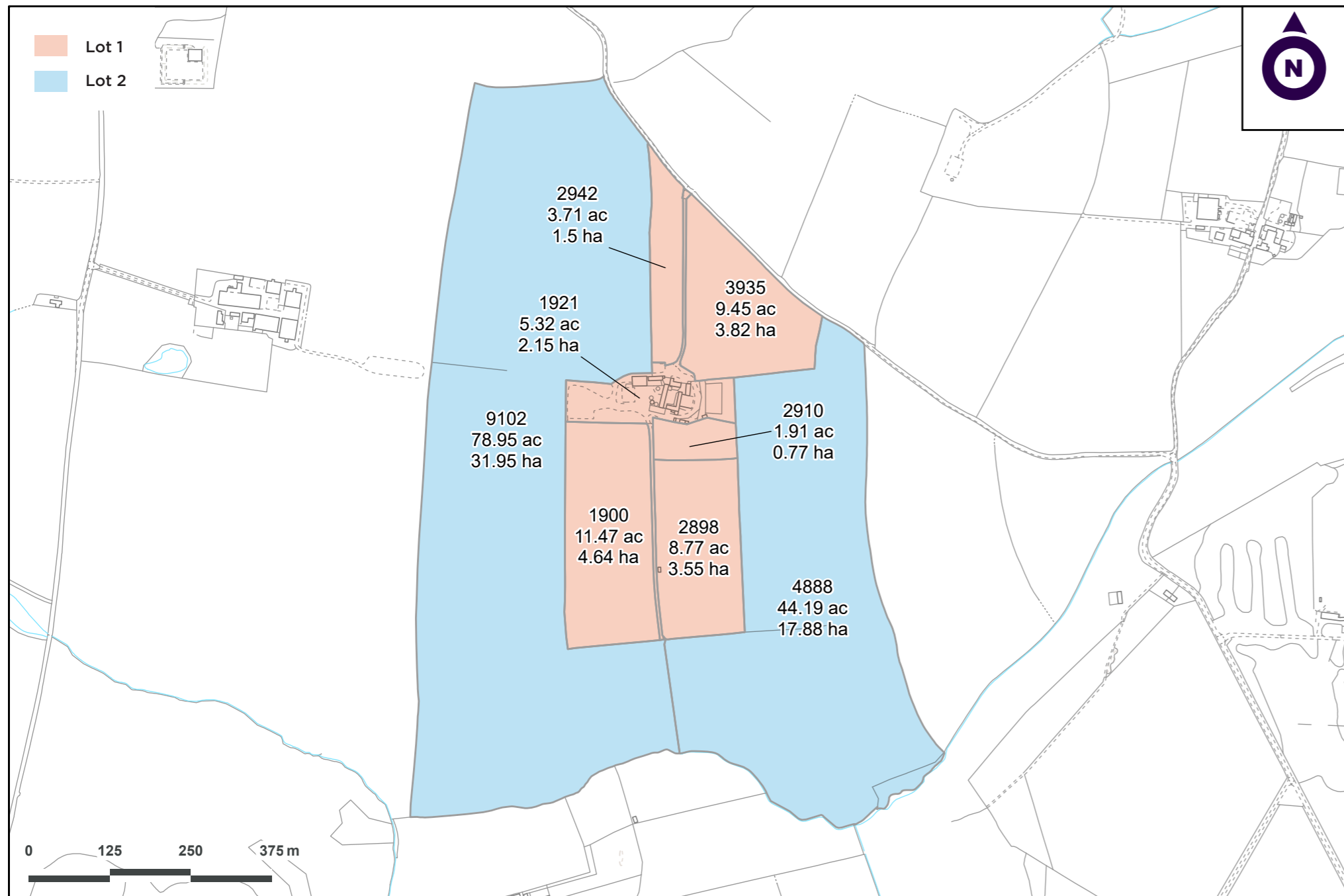
The underlying soil is classed as being part of the Aberford soil series which is described as a shallow, locally brash, well drained calcareous fine loamy soil over limestone and being suitable for potatoes, cereals and grassland.

The land is bound by mature hedgerows to all boundaries.

The land is gently undulating, with the land falling towards Bondhay Dyke on the southern boundary with the farmstead being situated at approximately 135 metres above sea level.

Lot 2 is accessed directly from the public highway known as Harthill Field Road.





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### Method of Sale

The property is offered for sale by private treaty as a whole or in up to two lots. The vendors reserve the right to conclude the sale by any other means at their discretion.

If you have downloaded these particulars, please register your interest with the selling agent

### Tenure & Possession

The property is offered for sale freehold with vacant possession available on completion.

### Basic Payment Scheme

The land has been registered on the Rural Land Register and all de-linked payments will be retained by the vendor.

### Designations

Grange Farm is situated within a Nitrate Vulnerable Zone (NVZ).

### Ingoing Valuation and Holdover

In the event that the sale completes after the 2026 harvest, the purchaser(s) will be obliged to take over and pay for all growing crops, including cultivations, seeds, fertilisers, sprays, lime, new leys and acts of husbandry at cost or market value (whichever is higher) where applicable.

### Services

Grange Farm benefits from connections to mains water and electricity. Drainage is to a private septic tank. Heating and hot water is provided by an LPG-fired boiler.

### Wayleaves, Easements, & Rights of Way

The land is sold subject to and with the benefits of all rights of way, water drainage, water courses and other easements quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all existing and proposed wayleaves and other matters registered by any competent authority subject to statute.

### Health & Safety

Please take care when viewing the property and be as vigilant as possible when making an inspection for your own personal safety.

### VAT

Any prices quoted are exclusive of VAT. Should the property, any part of it or right attached become chargeable supply for VAT, such tax will be payable in addition to the purchase price.

### Sporting Rights

The sporting rights are included with the sale insofar as they are owned.

### Mineral Rights

The mineral rights are reserved to a third party and are therefore, excluded from the sale

### EPC Ratings

Current: G(16)  
Potential: D(62)

### Local Authority

Rotherham Metropolitan Borough Council  
[www.rotherham.gov.uk](http://www.rotherham.gov.uk)

### Viewings

Viewings are strictly by appointment only through the selling agent.

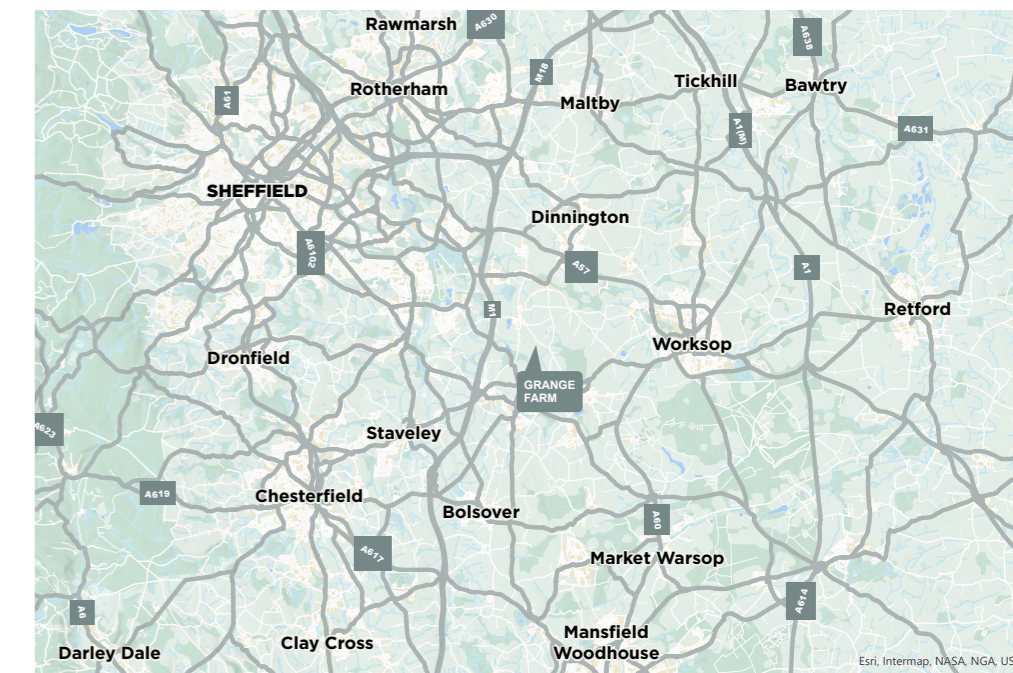
### Directions

Exit the M1 at Junction 30 then take the exit for the A619 signposted Worksop. At the next roundabout take the first exit and continue for approximately 2.4 miles before turning left onto Gapstick Lane (signposted Harthill). After approximately 1 mile turn left onto Bondhay Lane. Continue for approximately 1 mile and Grange Farm is situated on the left hand side.

Postcode: S26 7XS



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## Harrogate

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Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

## National Rural Agency

07880 084 633 | [andrew.chandler@carterjonas.co.uk](mailto:andrew.chandler@carterjonas.co.uk)  
One Chapel Place, London W1G 0BG

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