



## Burghwallis Hall

Grange Lane, Burghwallis, Doncaster, DN6 9JL



# BURGHWALLIS HALL



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Doncaster, DN6 9JL



Grade II listed former Catholic Convent and rest home  
providing a refurbishment / redevelopment  
opportunity for either residential, educational,  
corporate or hospitality uses (subject to planning)

- Rich history dating back to late 14<sup>th</sup> century
- Fantastic open views of surrounding countryside
- Impressive Grounds of 0.875 hectares (4.63 acres)
- Ideally located close to major road links.
- Potential to refurbish the prestigious Hall
- Potential to develop additional detached residential dwellings within the grounds.

Doncaster Agency



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# Exciting refurbishment / redevelopment opportunity

## Situation

Situated in the heart of Burgwhallis, a small rural settlement mentioned in the Doomsday book as Burg, within easy reach of Barnsley, Doncaster, Rotherham, Sheffield and Wakefield.

The property occupies a generous sized plot enjoying mature lawned and walled gardens, woodland and extensive parking areas. From the upper floors, there are far reaching views over the surrounding countryside.

The location is well placed for access to the main commercial centres of Yorkshire via the A1 Motorway, approximately 1 mile east, which in turn offers excellent links to the M62/M18/M1 motorway networks.

Doncaster mainline station (7 miles) has fast trains to London Kings Cross taking approximately 1 hour 45 minutes. Doncaster Sheffield International Airport (16 miles) gives access to both UK and European destinations.

## History

The original ancient building, Grade 2\* listed, was built in the fourteenth century. It contains the remains of an old chapel, disused for many years, and a priest's hiding hole, secretly accessible from the chapel, and only discovered by Catherine Anne in 1908. Over the years the ownership has passed from the Sisters of Charity of Our Lady of Good and Perpetual Succour, to the Dominican Sisters of Oakford. It has been a Catholic Home for the elderly and infirm since 1946 and it was acquired by the Diocese of Hallam in 1988.

## Description

Constructed predominantly from Magnesium limestone with cement-tile roof, the original hall is built over 2 storeys, with attics, in a H-plan design. Later additional, two-story ranges built parallel to southern cross-wing, are of similar construction. The majority of the accommodation requires refurbishment and some preserve original features.

The Hall is approached over a sweeping tarmac surfaced driveway, through an area of mature trees, leading to the principle Entrance and parking area. The drive continues around a central grass island and back towards the later additions, providing access to further car parking and separate service area access.

The gardens to the east, south and west provide a wonderful setting for the hall with lawns, an attractive selection of mature trees as specimens and also forming belts of woodland.

To the South, closer to the Hall there are terraces and a path extends around to the west leading through a formal lawn behind the original garden wall.

The hall stands in grounds and gardens extending, in total, to approximately 0.875 ha. (4.63) acres.

The property is currently vacant, and offers an exciting opportunity for a variety of alternative uses including residential, educational, corporate or hospitality., Subject to planning consent.

## Services

Mains water, electricity and gas are believed to be connected to the site. We understand foul drainage is currently provided via a septic tank system. Energy Performance Rating E.

## Planning & Development Prospects

We have no record of a formal planning permission for the previous Rest home. We understand it operated as a residential care home for circa 28 elderly residents from 1946 which is considered to have established the use.

No alternative use consent has yet been granted. It is understood that pre-Application advice was obtained from the Council in May 2017 for the proposed demolition of the later extension to the Hall, the erection of 8 dwellings in the grounds and the conversion of the Hall back into a sole residential property.

The advice obtained from the Council at that time outlined the proposal (overall) would not be supported. However there were elements of it which were broadly supported including the restoration and conversion of the Hall (subject to some amendments), development near to Church Lane (subject to amendment), development of the rest of the site but only if respectful of the setting of the hall and its historic context which could include selective demolition of the late 20<sup>th</sup> Century buildings only with some additional small scale development of the rear garden .

Interested parties are invited to make their own further enquires of Doncaster Council Planning Department in this regard.

Hannah Wilson BA (Hons) MPlan,  
Senior Planning Officer  
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## Accommodation

Plans and photos are available, on request. Please contact the agent for further information.

## Easements, wayleaves and rights of way

The property is sold subject to all existing easements, wayleaves and rights of way whether specified or not within these sale particulars.

It should be noted that there is a neighbouring pedestrian right of access at the eastern boundary of the property to access the adjacent burial ground.

The selling agent would advise all prospective purchasers to obtain clarification with respect to this point from their legal representatives prior to exchange of contracts.

# Good connectivity for business and well placed for commuters



**Approximate Travel Distances**

**Locations**

- Doncaster (7 miles)
- Sheffield (28 miles)
- Leeds (28 miles)

**Sat Nav Post Code**

- DN6 9JL

**Nearest station**

- Bentley (3 miles)

**Nearest Airports**

- Doncaster Sheffield Airport (16 miles)



## Tenure

The property is sold freehold with Vacant possession upon completion.

## Money Laundering

The successful purchaser will be required to submit information to comply with Money Laundering Regulations.

## Viewing

Strictly by appointment through the selling agents, Fisher German. T:01302 243932

**Please note:** Fisher German LLP and any Joint Agents give notice that: The particulars are produced in good faith are set out as a general guide only and do not constitute or form any part of an offer or any contract. No Person within Fisher German has any authority to make or give representation or warranty On any property.

