

## FOR SALE

## REFURBISHMENT/RESIDENTIAL DEVELOPMENT OPPORTUNITY

Burghwallis Hall (Formerly St Anne's Residential Home),  
Grange Lane, Burghwallis, Doncaster DN6 9JL



### DESCRIPTION

Of interest to occupiers, residential developers and others we are pleased to offer for sale this former 28 bed residential Care Home situated in a site of circa.1.863 hectares (4.60 acres). Burghwallis Hall is Grade II\* Listed and dates from the early 16<sup>th</sup> Century. We are advised the main hall building originally was occupied as a single private residence before alteration and extension for use as a Care Home. The Care Home use has now ceased albeit subject to any registration and other issues we assume it can be re-opened.

In addition the property would appear to have potential for alteration and refurbishment subject to the necessary consents. Pre-Application discussions have taken place with Doncaster MBC and an Informal Planning Brief prepared by Planning Consultants to the Vendors together with the commissioning of additional information which may be of assistance to prospective purchasers. This is available to download from our website.

The Informal Planning Brief identifies that potentially the later additions to the main building might be removed so as to allow sympathetic refurbishment of the original parts of Burghwallis Hall and conversion back to residential use, most probably as a single private residence in significant mature grounds with the benefit of long distant views.

Furthermore it is anticipated that again subject to the necessary approvals, consent may be obtained to develop two areas in particular within the grounds extending to circa 0.292 hectares (0.72 acres), and 0.116 hectares (0.29 acres) respectively. Initial indications are that these areas might accommodate a further six detached residential dwellings set within mature grounds and yet retaining the setting and character of Burghwallis Hall.

A copy of the site plan is attached, together with an indicative plan showing the most likely areas for additional development, subject to consents.

## Key Points

- 1.863 Hectares (4.6 acres)
- Former 28 bed Care Home
- Potential to refurbish the historic Burghwallis Hall
- Potential for in the order of 6 new detached properties in the grounds
- Information pack available



## LOCATION

The property is located on the south side of Grange Lane in the ancient hamlet of Burghwallis. Situated at the heart of the settlement adjoining St Helen's Church, yet in a rural and tranquil setting, the property is only a short distance from the A1 motorway which in turn provides access to the M62, M18 and M1 motorways.

## TENURE

We are advised that the freehold interest will be conveyed with the benefit of vacant possession upon completion. The vendor is to retain a small area of land adjoining St Helen's Church which forms part of the Churchyard. Access to the retained land will be via St Helen's Church and not the subject property.



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## PLANNING & DEVELOPMENT PROPOSALS

A sales pack of information is available to download from our website. This includes:

- Informal Planning Brief
- Heritage Statement
- Drainage Report
- Title Information
- Site Plan showing land to be retained
- Building Plan
- Listed Building Definition
- Tree Survey
- Topographical Survey
- Transport Statement



This information is provided in good faith to assist prospective purchasers. However, no liability is accepted for the information and no warranties are provided. Interested parties should verify by independent inspection any information which is important to them. In the first instance prospective purchasers should consult with the Local Planning Authority.

(Ref Hannah Wilson BA (Hons) MPlan, Senior Planning Officer 01302 734885. email [hannah.wilson@doncaster.gov.uk](mailto:hannah.wilson@doncaster.gov.uk))

Similarly the information is provided solely for the purpose of considering a bid on the subject site and is not to be used for any other purpose.





## PROPOSAL AND VAT

Offers are invited for the freehold interest on both a conditional and unconditional basis.

We are advised that VAT will not be chargeable on the sale (to be verified prior).

## VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agent, Sanderson Weatherall.

**Misrepresentation Act 1967:** Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. **Finance Act 1989:** Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

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