



# Sandrock Farm Cottage & Buildings

## Stripe Road, Tickhill, Doncaster, DN11 9HD

A magnificent opportunity to purchase a characterful site featuring a Grade II Listed Farm Cottage alongside a range of traditional Farm Buildings which benefit from planning permission for conversion to residential use

For Sale by Private Treaty

Guide Price: £750,000

Cooper Rural Ltd  
Home Farm  
Wilsic  
Doncaster  
DN11 9AG

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## LOCATION & DESCRIPTION

Sandrock Farm is located off Stripe Road, Tickhill Spital, which in turn is situated just one mile from the centre of Tickhill. Tickhill itself is a thriving market town located 8.7 miles south of Doncaster and 12.3 miles east of Rotherham. The property is located in a scenic and sought after area with excellent access to both the A1 and M18 Motorway, both of which are accessible within just ten minutes drive.

Set within an acre, the property offers a unique opportunity for a purchaser to create a spectacular residence, with the Farm Buildings offering an abundance of character and potential, which will be enhanced with planning permission for their re-development.

## SANDROCK FARM COTTAGE

Sandrock Farm Cottage is a Grade II Listed detached two-bedroom cottage with a lawned garden to the front and side of the property, and a brick-built outbuilding to the rear. The Cottage has the benefit of an oil-fired central heating system with underfloor heating throughout the ground floor.

### Ground Floor:

Entrance Hall

Lounge – dual aspect with a log burner.

Lavatory – with a low flush WC and a vanity sink unit.

Dining Room – dual aspect with a log burner.

Kitchen – dual aspect with a range of fitted wall and floor units including an induction hob unit with extractor hood over, a stainless-steel sink, a built-in fridge freezer, and an understairs cupboard.

### First Floor:

Landing

Bedroom – single aspect

Bathroom – dual aspect and part tiled with a panel bath, a shower cubicle, a low flush WC, pedestal sink, a heated towel rail, a radiator and roof void access.

Bedroom – dual aspect with a built-in wardrobe.



## IMPORTANT NOTES

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### SANDROCK FARM BUILDINGS

The property comprises three characterful Farm Buildings which are curtilage listed. Known as the 'Lambing Shed', the 'Long Barn' and the "Dutch Barn", the construction of which are as follows:

'Lambing Shed' - Red brick construction under a timber framed pantile roof, with some presumed asbestos sheet roofing over Yorkshire weather board cladding.

'Long Shed' - Red brick construction under a timber framed pantile roof.

'Dutch Barn' – Open to three sides with a timber portal frame and corrugated presumed fibre cement sheet roof.

The Lambing Shed and Long Shed form part of the planning application for conversion to residential use, with the attractive character of the buildings being utilised to maximise the luxurious design of the property, whilst maintaining the traditional charm.

### SERVICES

Sandrock Farm Cottage has access to both mains water and mains electricity. The mains water is currently on a shared supply with the modern farm buildings in the main Sandrock Farmyard, immediately east of the property marketed for sale.

New mains water and electricity connections will need to be made and it is understood that the closest point of connection is within Stripe Road, opposite the entrance to the property.

In the interim period between completion of the sale and the purchaser making their new connections, the seller is willing to assist the purchaser, allowing use of their retained water supply for a flat rate monthly fee (to be agreed).

Any prospective purchasers are advised to make their own enquiries with the relevant providers.

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### PLANNING & REDEVELOPMENT

Two of the Farm Buildings have been granted full planning permission by the City of Doncaster Council for conversion into residential use, with the application prepared and submitted by Nineteen47 Planning Consultants in conjunction with Peak Architects (Sheffield) under application reference: 25/00466/FUL.

Granted: 27<sup>th</sup> May 2025

The above application proposes the conversion of the Farm Buildings, as follows:

#### 'LAMBING SHED'

Single Storey Five-Bed Dwelling featuring a spectacular glass roofed central courtyard with a magnificent open plan kitchen/dining room.

#### 'LONG BARN'

Ancillary building to the main house, featuring a home office, gym, swimming pool, sauna and steam room.

For further information, a link to the Doncaster Council planning portal website displaying the full application details is available below:

[https://necdm.doncaster.gov.uk/PublicAccess\\_LIVE/Search/Result/RunThirdPartySearch?FileSystemId=DP&FOLDER1\\_REF=25/00466/FUL](https://necdm.doncaster.gov.uk/PublicAccess_LIVE/Search/Result/RunThirdPartySearch?FileSystemId=DP&FOLDER1_REF=25/00466/FUL)

Alternatively, all planning related documents are available through the Selling Agents upon request.



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### ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	35 F	
1-20	G		

### TREE PRESERVATION ORDER

The surrounding woodland forms part of the Tickhill Urban District Council Tree Preservation Order (No.1) 1962 Tickhill, under TPO ref 74/30/TUDC/01. For more information, prospective purchasers should make their own enquiries with the City of Doncaster Council.

### GRADE II LISTING

Sandrock Farm Cottage and subsequently the Farm Buildings, which fall within the curtilage, are Grade II Listed under List Entry Number 1286946.

A copy of the Official List Entry is available upon request from the Selling Agents.

### COUNCIL TAX FOR SANDROCK FARM COTTAGE

Authority: City of Doncaster Council  
 Council Tax Band: Band 'C'  
 2026/27 Council Tax Payable: £1,949.45

### LOCAL AUTHORITY

City of Doncaster Council, Civic Office, Waterdale, Doncaster, DN1 3BU.

Telephone 01302 736000.

<https://www.doncaster.gov.uk>

### THIRD PARTY RIGHTS

The subjects are sold together with, and subject to, all existing rights of way, servitudes, wayleaves, minerals, timber and others whether contained in the Title Register or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///mission.ferrying.dose

### VIEWINGS

Viewings are strictly by appointment only. To arrange to view the property, please contact our office on 01302 574714.

### HEALTH & SAFETY

Extra care should be taken when viewing the Farm Buildings.

We ask that prospective purchasers wear appropriate PPE when on site.

### METHOD OF SALE

The property is offered for sale by private treaty although the Seller reserves the right to conclude the sale by any other method.

### ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations (as amended) we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes.

Failure to provide required identification may result in an offer not being considered.

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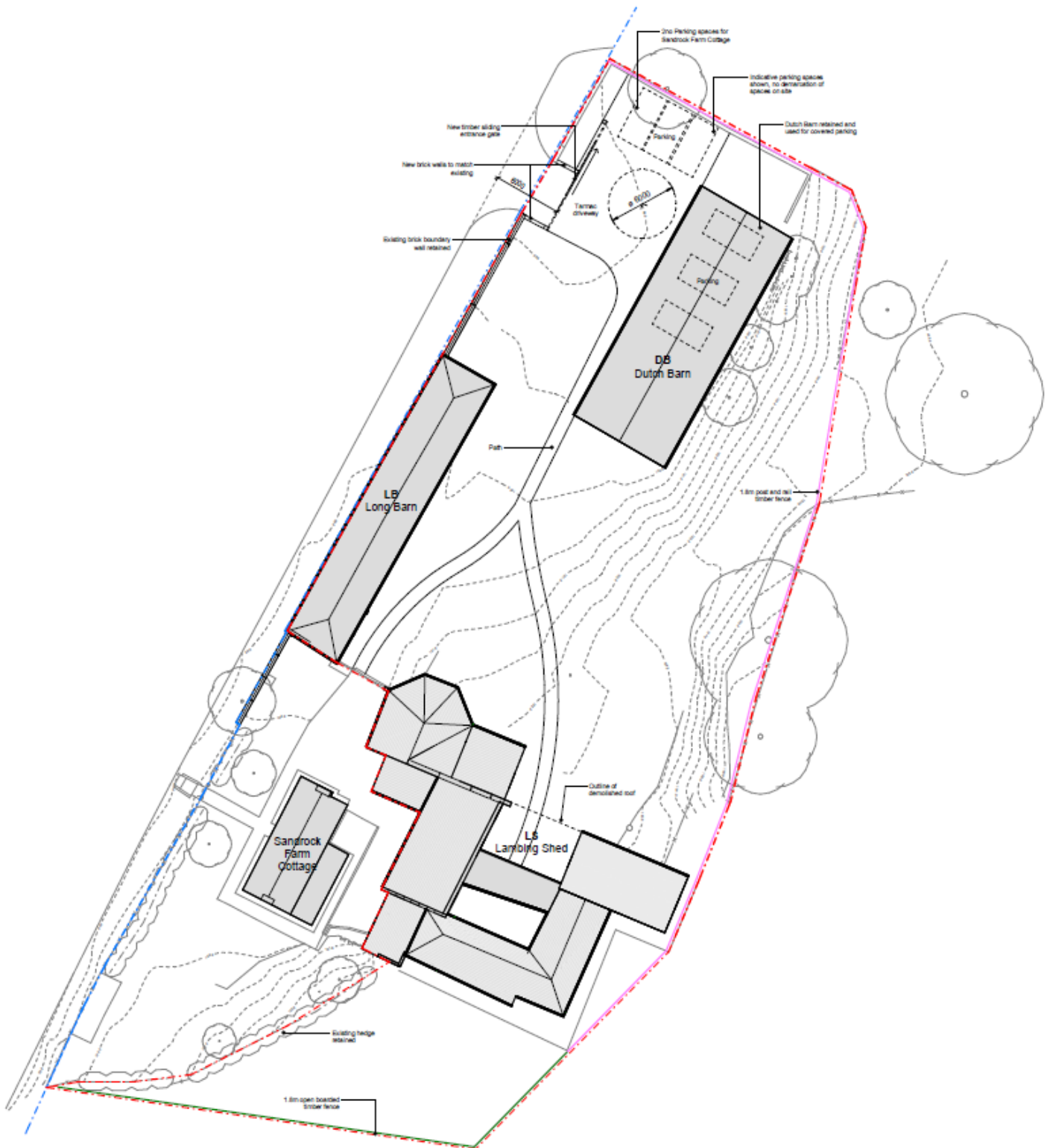


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## PROPOSED SITE PLAN



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Site Plan - For Indicative Purposes Only

