



Ughill Hall Farm

| BRADFIELD, SHEFFIELD

| **Carter Jonas**

UGHILL HALL FARM
UGHILL
BRADFIELD
SHEFFIELD
S6 6HU

Attractive livestock farm situated within the Peak District National Park.

Ughill Hall Farm represents a rare opportunity to acquire a desirable equipped livestock farm situated within the Peak District National Park and extending in all to approximately 357.75 acres (144.78 hectares).

The Property comprises a wide spectrum of land types from improved meadow land to upland grazing pastures designated as a Site of Special Scientific Interest (SSSI) together with amenity woodland and a wildlife pond.

Ughill Hall Farm is considered to be suitable not just to deliver conventional livestock enterprises but also to enhance the natural capital assets of the holding and deliver environmental benefits.



PROPERTY

Lot 1 - Ughill Hall Farmhouse, farm buildings and meadow and pasture land extending in all to approximately 30.81 acres (12.46 hectares).

Lot 2 - Useful parcel of pasture and rough pasture extending in all to approximately 18.81 acres (7.61 hectares).

Lot 3 - Commercial block of land with capability of delivering Natural Capital benefits comprising meadow, pasture, rough pasture and woodland extending to approximately 219.09 acres (88.66 hectares).

Lot 4 - Block of upland pasture designated as a Site of Special Scientific Interest (SSSI) extending in all to approximately 51.68 acres (20.92 hectares).

Lot 5 - Former quarry now comprising attractive pond and pasture land extending in all to approximately 16.36 acres (6.62 hectares).

Lot 6 - Productive parcel of meadow land extending in all to approximately 21.00 acres (8.51 hectares).

LOCATION

Ughill Hall Farm is situated in and around the hamlet of Ughill approximately 2 miles to the south of the popular village of Bradfield within the Peak District National Park.

The city of Sheffield is situated approximately 8 miles to the south-east and access to the M1 national motorway is within 10 miles. Train connections to London are available at Sheffield (2hrs 25 mins).



FARMHOUSE

Ughill Hall Farmhouse comprises a semi-detached property of stone construction situated on the eastern extent of the farmyard. The living accommodation extends to approximately 1,780 ft² (165.40 m²) and comprises a breakfast kitchen, lounge/diner, sitting room and office/bedroom to the ground floor, with four further bedrooms and house bathroom to the first floor. A cellar provides a useful storage area and also where the oil-fired boiler is situated.

Externally, there is a patio area to the southern elevation that is enclosed by a stone wall and a partially walled garden laid to lawn to the northern elevation.

For the avoidance of doubt, the adjoining property 'Ughill Hall' is in third party ownership and not included in the sale.

BUILDINGS

The traditional buildings are arranged around a courtyard situated to the south of the farmhouse and are of stone construction under corrugated profile clad roofs.

The modern buildings are situated to the west of the farmhouse and benefit from an independent access taken from the minor public highway known as West Lane.

The buildings are summarised as follows:

Traditional Buildings

- A** Traditional 4 bay open fronted loose housing of stone construction under an asbestos roof.
- B** Stone built traditional store under a slate roof currently used as loose housing divided into two pens.
- C** Stables of block construction under a corrugated sheet roof comprising 3 boxes.
- D** Traditional 'L' shaped barn of stone construction under an asbestos roof being part two storey with loft over and part large two storey with a small store to the rear. The first floor has been used as the farm office and provides a kitchenette and w/c.

Farm buildings

- E** 6 bay steel portal frame dutch barn under a corrugated clad roof and timber sleeper dividers.
- F** 5 bay steel portal frame dutch barn loose housing with central feed passage with 20 ft and 10 ft lean-to's.
- G** 5 bay steel portal frame double span building with concrete panel walls, Yorkshire boarding to eaves under a fibre cement clad roof. Central feed passage and concrete floor.
- H** Sheep handling facilities.
- I** Redundant workshop building of timber frame construction clad with corrugated profile asbestos sheets.





LAND

Ughill Hall Farm extends in all to approximately 357.75 acres (144.78 hectares) and comprises the farmstead extending to 1.93 acres (0.78 hectares), meadow land extending to 77.24 acres (31.27 hectares), pasture land extending to 145.66 acres (58.93 hectares), rough pasture extending to 126.78 acres (51.32 hectares) and wood, ponds and tracks extending to 6.14 acres (2.48 hectares).

According to the Soil Survey of England and Wales the predominant underlying soil type is classed as being part of the Wilcocks 1 series which is described as slowly permeable loamy over clayey upland soil with a peaty surface horizon with coarse loamy soils affected by groundwater in places. An area of the property (Lots 2 and 6) are classed as being part of the Rivington 2 series which is described as a well-drained coarse loamy soil over rock, some fine loamy soils with slowly permeable subsoils. The soil series identified above are considered to be suitable for stock rearing and dairying, some arable land coniferous and deciduous woodland.

The land has been identified by the former MAFF agricultural land classification as being Grade 4 and 5.

The respective Lots all benefit from good road frontage with Lot 3 also benefiting from an internal private stoned track providing good access to the heart of the land with further access available from Stake Hill Road which is a byway open to all traffic.

The meadow land generally comprises good sized regular shaped parcels and has undergone a programme of reseeded over the course of the last five years.

Within Lot 3 (OS 7352) is designated as being part of the Eastern Peak District Moors Site of Special Scientific Interest (SSSI) which is summarised by Natural England as being in a 'unfavourable recovering' condition albeit

with a new assessment pending. Lot 4 (with the exception of OS 5127 and OS 5325) is also designated as being part of the Eastern Peak District Moors Site of Special Scientific Interest (SSSI) which is summarised by Natural England as being in a 'favourable' condition.

The land which has a north-easterly aspect, rises from approximately 240 metres above sea level on the eastern boundary to approximately 370 metres above sea level on the south-western boundary.

NATURAL CAPITAL

Natural Capital is defined as the world's stock of natural assets which include geology, soil, air, water and all living things. Humans derive a wide range of services, often called ecosystem services from the Natural Capital, to make life possible. The most obvious ecosystem services include food and water. Other less visible ecosystem services include carbon storage in peatlands, tree planting and flood mitigation. In light of the Government's recently published 25 year Environment Plan, it is considered that there may be potential opportunities to further enhance the Natural Capital assets on the property.

METHOD OF SALE

The property is offered for sale as a whole or in up to 6 lots by informal tender.

Tender forms are available on request and should be submitted to the Harrogate office of Carter Jonas by either post or email no later than **12 noon on Friday 2nd September 2022**.

TENURE & POSSESSION

The property is sold freehold with vacant possession available on completion.

BASIC PAYMENT SCHEME

The land is sold without Basic Payment Entitlements.

ENVIRONMENTAL SCHEMES

The former tenant entered the property into a Countryside Stewardship (Mid and Higher Tier) Scheme which has now been terminated.

The Holding is generally considered by Natural England to be important for upland breeding waders including snipe and golden plover and also supports some good wetland areas. As such, it is considered that there are reasonable prospects for inclusion within the suite of Environmental Land Management Schemes (ELM's) to support the sensitive management of the Holding and generate a further income stream.

PLANNING

It is considered that the traditional buildings may be suitable for alternative use subject to the requisite planning consents being obtained.

DESIGNATIONS

Part of Lot 3 (OS 7351) and Lot 4 (with the exception of OS 5127 and OS 5325) is designated as being part of the Eastern Peak District Moors Site of Special Scientific Interest (SSSI).

ADDITIONAL INFORMATION

An additional information pack including the EPC and title information is available from the selling agents.

SERVICES

The farmhouse and buildings are served by connections to a mains electricity supply and

private spring fed water supply. Foul drainage is to a private septic tank. The spring fed water supply which rises on the property also serves third party owned properties within the hamlet of Ughill.

A private spring fed bladder tank system provides a livestock water supply which serves various field troughs.

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.

The route of the private water supply transects Lots 1 and 3. Appropriate rights to maintain, renew and replace the infrastructure will be reserved in the event of a sale in Lots.

A main gas pipe transects the farm.

The land situated above the moorland line (part of Lot 3, Lots 4 and 5) is subject to Open Access provisions under the Countryside and Rights of Way (CROW) Act 2000.

A public footpath transects Lot 2 and connects Corker Lane and Platts Lane.

Stake Hill Road situated between Lots 3 and 4 is a Byway open to all traffic.

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. In the event that the sale of the property or any part of it or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

SPORTING RIGHTS

The sporting rights are included in the sale in so far as they are owned.

MINERAL RIGHTS

The mines and minerals are excluded from the sale.

EPC RATINGS

Current – Band E (42)
Potential – Band B (86)

LOCAL AUTHORITIES

Peak District National Park
www.peakdistrict.gov.uk

Sheffield City Council
www.sheffield.gov.uk

VIEWINGS

Viewings will be conducted by means of block viewing days. Interested parties are advised to register their interest with the selling agents to be kept informed of viewing dates.

POSTCODE

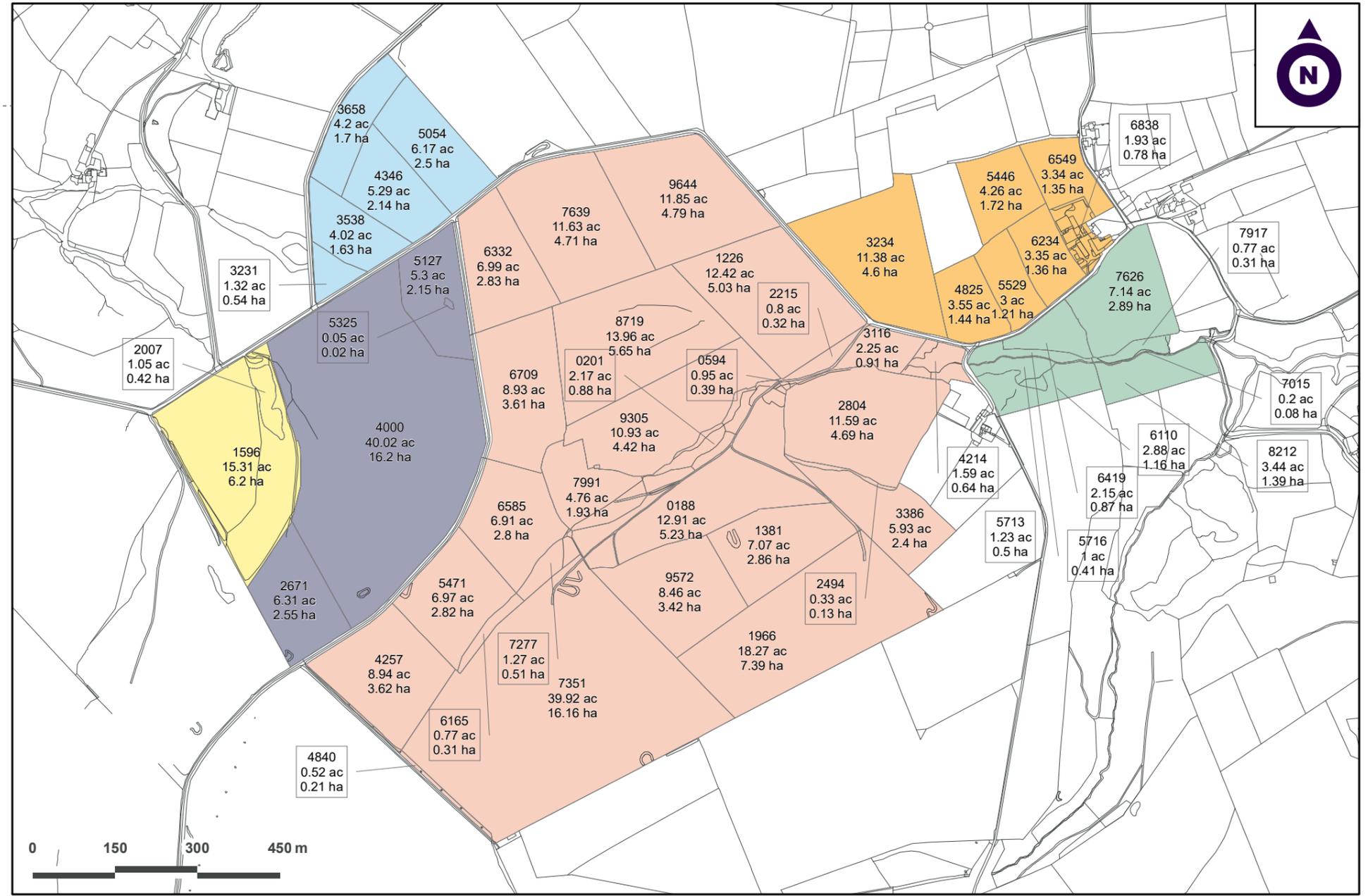
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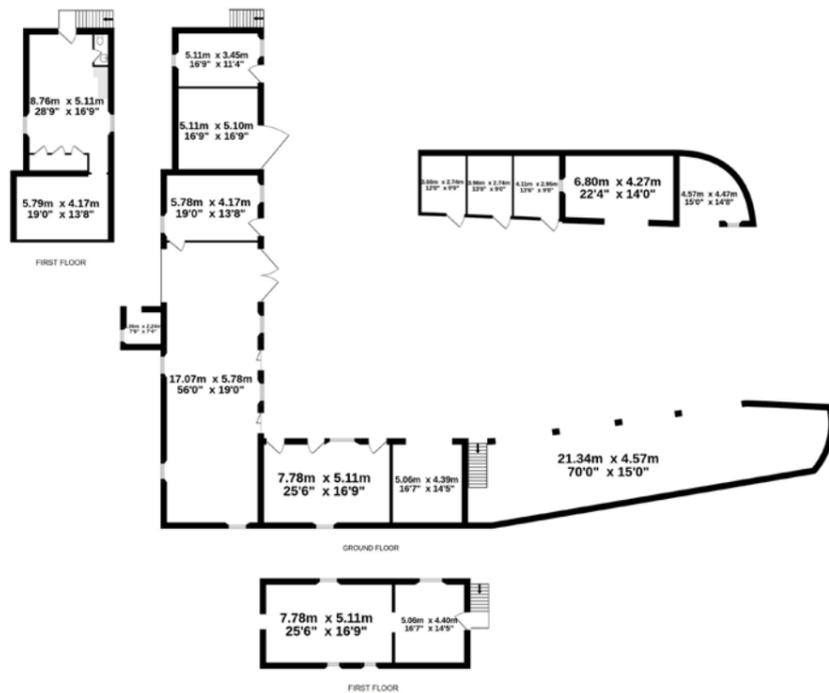
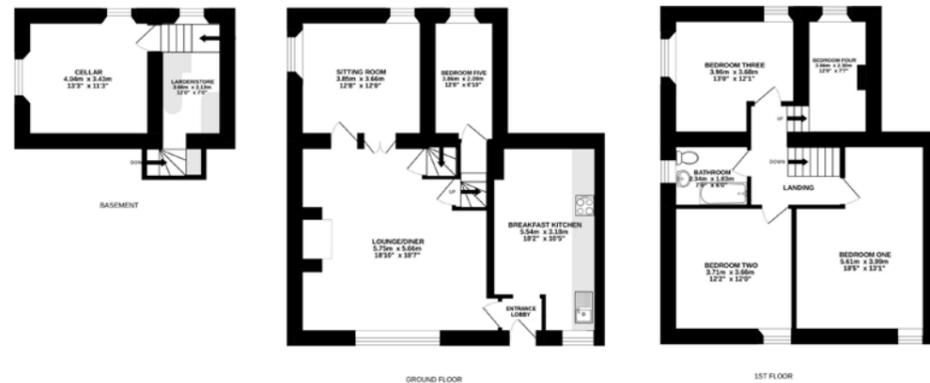
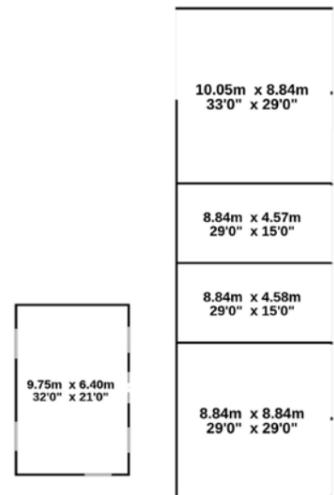
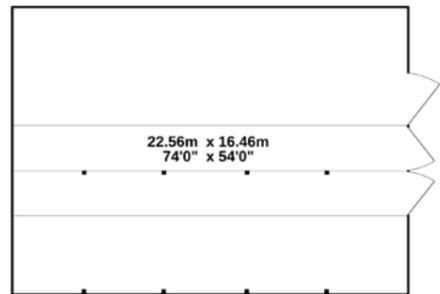
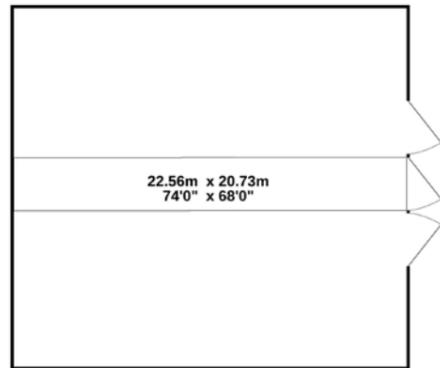


LAND PLAN

- LOT 1 - 30.81 ACRES (12.46 HECTARES)
- LOT 2 - 18.81 ACRES (7.61 HECTARES)
- LOT 3 - 219.09 ACRES (88.66 HECTARES)
- LOT 4 - 51.68 ACRES (20.92 HECTARES)
- LOT 5 - 16.36 ACRES (6.62 HECTARES)
- LOT 6 - 21.00 ACRES (8.51 HECTARES)

*Ughill Hall Farm extends
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357.75 acres (144.78 hectares)*





FLOOR PLAN

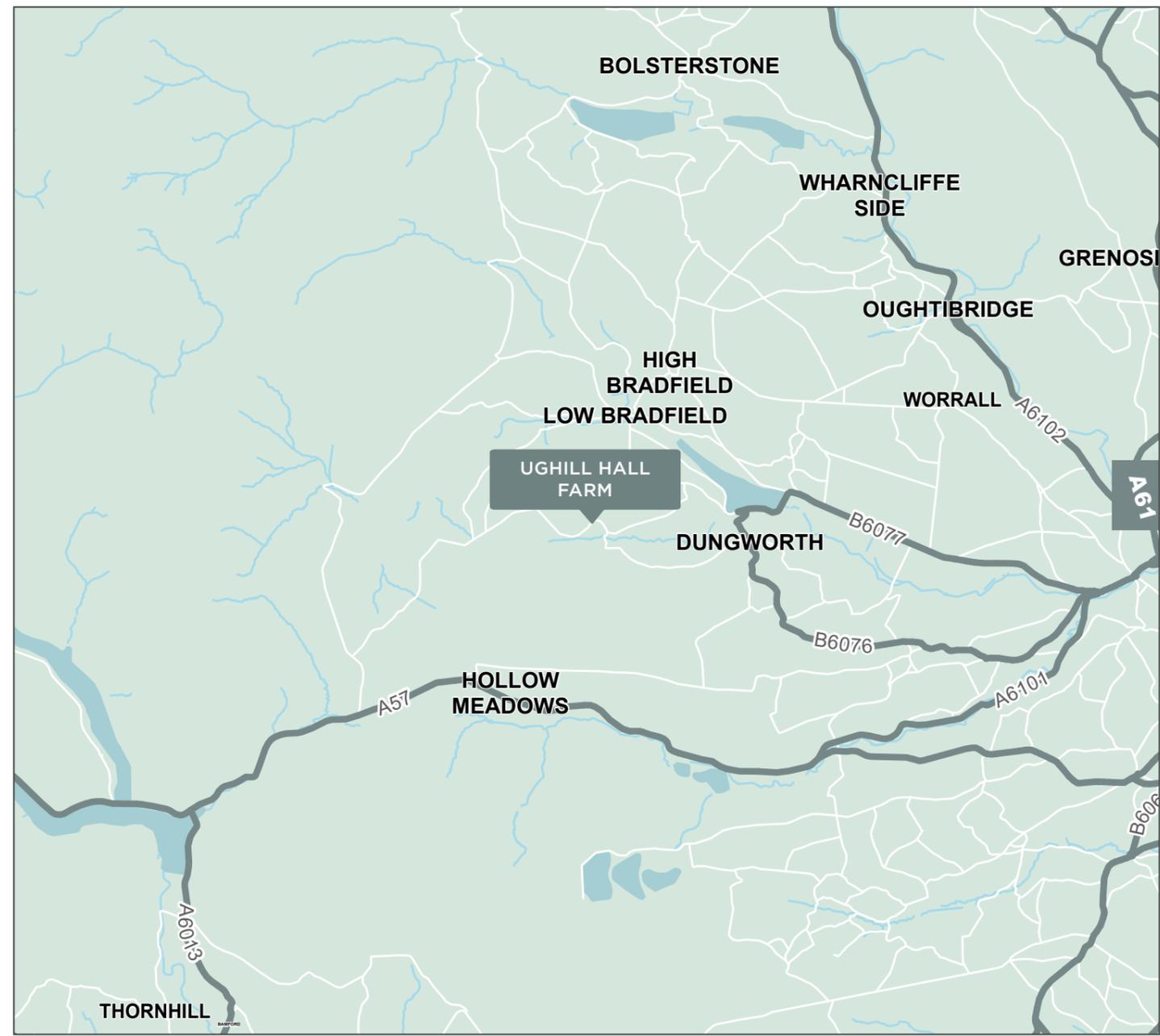
UGHILL HALL FARM, UGHILL, BRADFIELD, SHEFFIELD, S6 6HU

Approximate area:
 House: 1,780 ft² (165.4m²)
 Barns and stables: 5,840 ft² (542.5m²)
 Sheds: 12,370 ft² (1,149.2m²)
Total area: 19,990 ft² (1,857.1m²)

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



- Lot 1 - ///trains.fully.lights
- Lot 2 - ///oven.empire.region
- Lot 3 - ///hungry.harsh.stamp
- Lot 4 - ///agrees.plenty.expand
- Lot 5 - ///slides.pound.invent
- Lot 6 - ///stove.buck.kinds





HARROGATE

01423 707801 | sam.johnson@carterjonas.co.uk

01423 707835 | thomas.hind@carterjonas.co.uk

LONDON

020 7518 3264 | mayfair@carterjonas.co.uk

127 Mount Street, Mayfair, London W1K 3NT

IMPORTANT INFORMATION

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