



40.98 Acres - Council Farm, Gunthorpe Road

Gunthorpe | Doncaster | DN9 1BQ

Guide Price £1,235,000 - For Sale as a Whole or in Separate Lots



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

40.98 Acres - Council Farm

Gunthorpe Road | Gunthorpe
Doncaster | North Lincolnshire |
DN9 1BQ

Guide Price £1,235,000

For Sale as a Whole or in 4 Separate Lots



- Farmhouse, Outbuildings, Paddock and Arable
- Equestrian use Potential
- Available as a Whole or in Separate Lots
- Modern High Specification Home
- 40.98 Acres in Total (stp)
- Appealing Rural Location



Location

Gunthorpe is a small, peaceful hamlet within the parish of Owston, in the Isle of Axholme, North Lincolnshire. The hamlet lies around 2 miles south of Owston Ferry, which offers local shops, a church, and community amenities, and roughly 9 miles north of the market town of Gainsborough. The wider area is well placed for Scunthorpe and Doncaster, both providing further shopping, schooling, and commuting options, while the Trent and surrounding countryside offer an appealing rural backdrop.

Description

Situated in a quiet rural area this stunning detached farmhouse offers a perfect blend of modern living and rural charm. Spanning an impressive 3,289 square feet, this spacious property boasts four well-appointed bedrooms and four bathrooms, including x2 ensembles, making it an ideal family home. The high specification finishes throughout the home ensure a contemporary feel while maintaining a warm and inviting atmosphere.

Offered with a three-acre grass paddock (Lot 1), in addition to the agricultural potential of the arable land (Lots 2, 3 and 4), this property is perfect for those with a passion for outdoor pursuits or equestrian interests. The surrounding grounds include useful modern outbuildings, as well as a traditional brick and pantile building, providing agricultural use, additional storage or potential for conversion (stp).

Lot 1 (red) - Farmhouse, Buildings & Paddock

Guide Price: £795,000

The farmhouse accommodation briefly comprises: -



Ground Floor

Kitchen

18'0" x 24'11" (5.50 x 7.60)

Bespoke 'KNB Creations' fitted kitchen with base units, stainless double sink and drainer, integral appliances plus RANGEMASTER cooker. Kitchen island with storage, quartz worktops, quartz upstands and splashback. Complete with underfloor heating, bi-folding doors onto lawned area.

Leading to:

Separate Utility room, with fitted base units, sink and plumbing for washing machine.

Sitting Room

14'1" x 26'6" (4.30 x 8.10)

Log burning stove with wooden mantle and stone hearth. Bi-folding doors leading to front gardens, and 'Cairo City' stone floors.

Separate access to understairs storage and Shower Room.

Living Room

18'0" x 18'0" (5.50 x 5.50)

Dual aspect, carpeted floors and feature fire place with wood and decorative tile surround.

Dining Room

12'5" x 18'0" (3.80 x 5.50)

Windows on to front garden, stone floor and log burning stove.

Office

7'6" x 18'0" (2.30 x 5.50)

Underfloor heating, multi aspect, with door on to rear of property.







Cloakroom and Shower Room

18'10" x 8'2" (5.75 x 2.50)

Windows on to rear and under floor heating. Adjoining Shower Room with w/c, pedestal sink, shower and electric heater.

First Floor

Master Suite

18'0" x 22'7" (5.50 x 6.90)

Spacious bedroom suite with Juliette balcony, windows over gardens and separate walk in wardrobe.

Master Ensuite

With free standing bath, separate shower, w/c and sink.

Landing

Landing area with storage and airing cupboard.

Family Bathroom

Shower cubicle, separate bath, pedestal sink and w/c.

Bedroom 2

18'0" x 11'5" (5.50 x 3.50)

Dual aspect with views over front gardens.

Bedroom 3

11'9" x 11'5" (3.60 x 3.50)

With windows overlooking front gardens and built in wardrobe.

Bedroom 4

12'5" x 14'9" (3.80 x 4.50)

Built-in wardrobe, window overlooking front. Plus Ensuite shower room, towel rail, w/c, sink and shower cubicle.



Outside

The gardens are well landscaped and predominantly laid to lawns. There is a gravel driveway to access the property and outbuildings with ample parking space.

Car Port

18'4" x 45'3" (5.60 x 13.80)

Timber framed with block walling, open fronted with tin roof.

General Purpose Buildings

44'3" x 113'2" (13.50 x 34.50)

Predominately steel portal framed agricultural buildings with concrete floor, a mixture of brick/block walls and cement board roof. The lean-to at the north end is timber framed. The buildings are linked internally and benefit from a 3-phase electricity connection as well as electric and manual roller shutter doors plus a separate pedestrian door.

There is an integral office area (4.20m x 5.05m).

Solar PV

To the southern elevation of the building is an array of solar PV panels. Electricity generated supplies the farm buildings with surplus being fed to the grid with Feed In Tariff (FIT) payments received. The FIT contract with Good Energy is for a period of 20 years from 26/11/2014 - with payments made based on quarterly meter reading submission.

Grass Paddock - 3.04 Acres

Extending to approximately 3 acres the grass paddock lies directly to the south of the farmstead on the other side of Gunthorpe Road. The land is down to permanent pasture and has gated access off the highway.





Traditional Farm Building

14'9" x 59'6" (4.50 x 18.15)

In the north east corner of the paddock is a brick and pantile stable building in need of renovation and offering great scope of redevelopment (stp). There are 3 sets of wooden double doors with a further pedestrian access.

Lot 2 (blue) - 12.18 Acres

Guide Price: £145,000

Lying to the south west of Lot 1, the farmstead, the single parcel of land has direct access off Gunthorpe Road. It is in an arable rotation.

Lot 3 (pink) - 15.17 Acres

Guide Price: £180,000

Lot 3 is directly opposite Lot 2 to the north of Gunthorpe Road. Single electricity cables traverse the land. Access is off the highway and the land is in an arable rotation.

Lot 4 (yellow) - 9.49 Acres

Guide Price: £115,000

A single parcel of land in an arable rotation adjoining Lot 3. Access is via the south east corner directly off the highway (Gunthorpe Road).



The Land

The land is fertile, flat and low lying, in regular shaped parcels most recently in an arable rotation. It is principally classified as Grade1 by reference to the Agricultural Land Classification map for the region (ALC005).

The Soil Survey of England and Wales refer to the land as being predominately of the Romney Series being described as deep stoneless permeable calcareous course and fine silted soils, flat land, groundwater controlled by ditches and pumps suitable for sugar beet, potatoes, cereals and some field vegetables.

Services

The Farmhouse benefits from mains water, electric and drainage. There is an oil fired central heating system in existence.

No services are connected to the land.

Outgoings

Drainage Rates are payable to Isle of Axholme & North Notts Drainage Board. Annual rate payable for all land is currently £543.90.

Rural Payments/Subsidy Schemes

Any delinked payments will be retained by the Seller. The land has not

Lot	OS Sheet No.	NG No.	Area (Ha)	Area (Ac)	Back Cropping				
					2026	2025	2024	2023	2022
Lot 1	SK8097	6319	1.23	3.04	Grassland	Grassland	Grassland	Grassland	Grassland
			0.45	1.10	House, Garden, Yard and Ground				
Lot 2	SK8097	3524	4.93	12.18	W Wheat	W Wheat	OSR	W Wheat	Potatoes
Lot 3	SK8097	3554	6.14	15.17	W Wheat	W Wheat	OSR	W Wheat	Potatoes
Lot 4	SK8097	2115	3.84	9.49	W Wheat	W Wheat	OSR	W Wheat	Potatoes
TOTAL			16.59	40.98					



been entered into any Environmental Schemes, offering the purchaser the flexibility of formulating their own scheme.

Rights of Way, Easements & Wayleaves

The land is offered for sale subject to all existing rights and with the benefit of existing rights of way whether public or private, light, support, drainage, water, and electricity supplies and other rights, easements and wayleaves whether referred to or not in these particulars.

Sporting, Timber & Mineral Rights

The timber, mineral & sporting rights are included in the sale in so far as they are owned. They are in hand.

Designations

The land lies in a Nitrate Vulnerable Zone (NVZ).

Plans & Areas

These have been prepared as carefully as possible. They are for identification purposes only and although are believed to be correct their accuracy cannot be guaranteed.

Boundaries

The Buyer(s) shall be deemed to have full knowledge of all boundaries and neither the Seller(s) nor the Selling Agent will be responsible for deriving the boundaries or their ownership.

Overage

The property is subject to the provisions of an Overage Schedule, triggered on the grant of planning permission, the overage will be 60% in any uplift in value (save for Lot 3) in perpetuity. Further information available from the Selling Agent.

Method of Sale

The property is offered for sale by Private Treaty as a whole.

Buyer Identity Check

Purchasers will be required to provide the necessary identification for the purposes of the anti-money laundering regulations.

Viewing

Viewing is strictly by appointment via the Selling Agent.





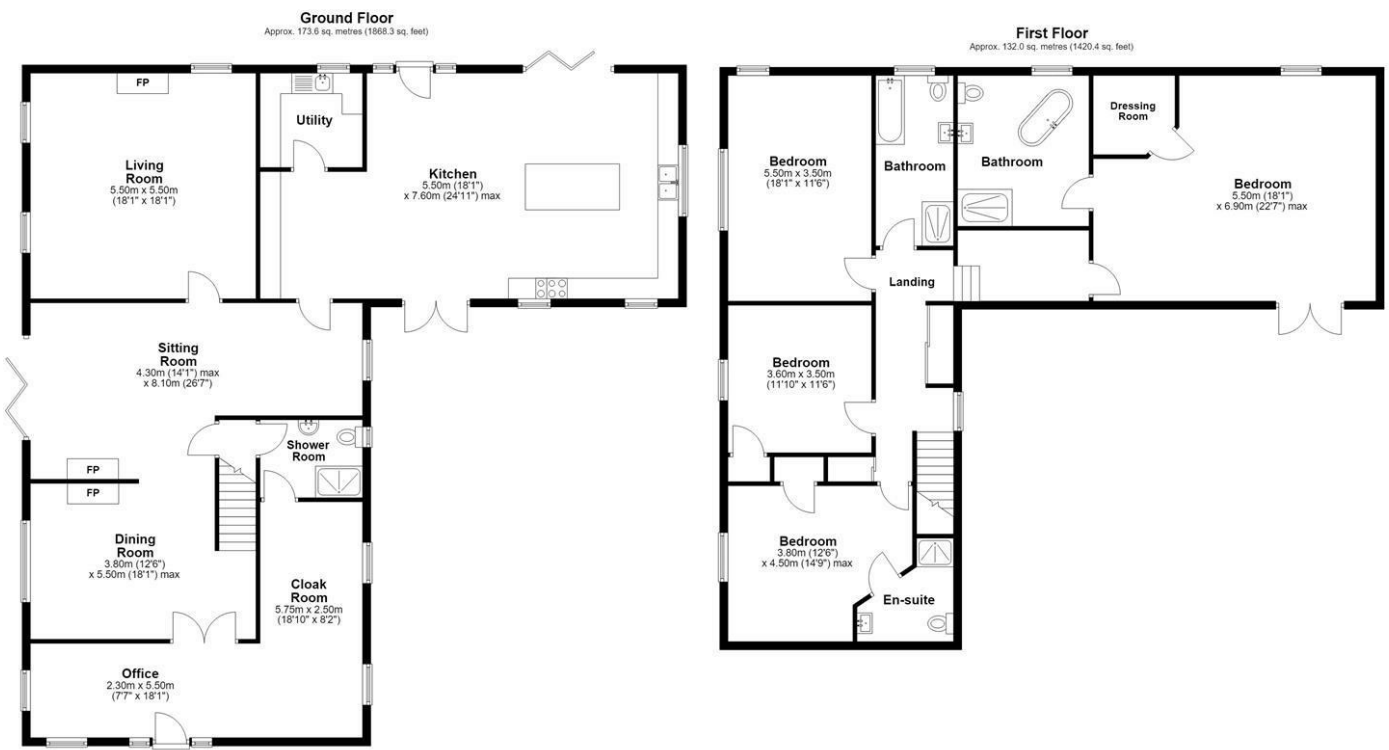
Lot 4

Lot 3

Lot 1

Lot 2





Total area: approx. 305.5 sq. metres (3288.7 sq. feet)

Robin Mapleson (info@epictorproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note:
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.