butters john bee bjb
land & new homes



Ivy Farm, Wakefield Road, Hampole, Doncaster, DN6 7EU

Guide Price £180,000

0.30 acre(s)

RICS Regulated by RICS

Derelict 4 bedroom detached gothic manor house
Potential for alternative uses (Subject to planning)
For Sale By Auction at 6.30 pm on Monday 7th December 2026
at the Double Tree By Hilton Hotel, Festival Park, Stoke-on-Trent, ST1 5BQ
Contact the Auction Team to Register
0800 090 2200 or auction@bjbmail.com





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Description

The property comprises a derelict 4 bedroom detached gothic manor house which measures approximately 400 sq.m with outbuildings spanning an additional estimated 230 sq.m. The property sits on a parcel of land that extends 0.30 acre(s) and fronts the A638 known as Wakefield Road. The property may have potential for a range of alternative uses, subject to obtaining the appropriate planning approvals from the Local Authority.

Location

Ivy Farm is a notable, historically derelict 17th-century residential property situated on Wakefield Road in the quiet, rural village of Hampole, near Doncaster (DN6 7EU). Located on the A638 between Doncaster and Wakefield, the property offers direct arterial road connections and is positioned just a short drive from the A1(M) motorway, providing excellent links for north and south travel. Rail travel is highly accessible via the nearby local stations at South Elmsall (approximately 3 km away) and Adwick, as well as the Doncaster Interchange roughly 7 miles away, which provides high-speed services on the East Coast Main Line. While the immediate village of Hampole offers a peaceful, countryside environment largely devoid of commercial development, residents rely on nearby towns and Doncaster city centre for primary amenities, shopping, schools, and medical facilities. The surrounding local housing mix is predominantly characterful, detached properties—including converted agricultural structures like the neighbouring Long Barn and traditional stone residences such as Hampole Manor and Hampole Manor Cottage.

Planning & Supporting Information.

We are not aware of any current or historic planning consents in relation to this site, however there may be potential for alternative uses subject to the necessary planning permission and consents. It is important that prospective purchasers ensure they have inspected the site and rely upon their own enquiries, assessments and due diligence with regards to its current and potential uses.

Local Council

The site is located in the Council district of Doncaster - https://www.doncaster.gov.uk/.

Tenure.

Freehold with vacant possession upon completion.

VAT

All prices quoted by Butters John Bee are exclusive of VAT unless otherwise stated. All interested parties should make their own enquiries to satisfy themselves with the VAT position.

Pre-Auction Offers.

Best & final pre-auction offers are due by 12.00 on November 26th - please email residential-land@bjbmail.com.

Common Auction Conditions.

This property is sold subject to our Common Auction Conditions (a copy is available on request).

Buyers Admin Fee.

A buyers administration fee of £1,800 including VAT is applicable to this lot. The purchaser will pay the fee whether the property is bought before, at or following the auction date.

Legal Pack.

Purchasing a property at auction is a firm commitment that carries the same legal implications as a signed contract by private treaty. It is important that you consult with your legal adviser before bidding and also your accountant regarding the impact of VAT, if applicable, on the sale price. The legal pack can be viewed online via our website www.buttersjohnbee.com. Legal packs can also be viewed at the selling office. These documents should be passed to

your legal adviser as they will help you make an informed decision about the lot. If you need further legal information please contact the vendor's solicitor whose details will be in the auction catalogue. Remember that you buy subject to all documentation and terms of contract whether or not you have read them.

Addendum.

Check the latest addendum at buttersjohnbee.com for any alterations or changes to the catalogue.

Internet, Telephone and Proxy Bidding

We are pleased to announce that we are now back in the Auction room at the Double Tree Hilton Hotel (Moat House). However, we also have the other bidding options available: On-Line / Telephone / By-Proxy. You will need to register in advance and provide two forms of ID. Register at www.buttersjohnbee.com/auction or contact the Auction Team on 0800 090 2200 or auction@bjbmail.com.

Legal Costs

Please refer to the auction pack in respect of any legal fees or search fees which may be due upon exchange or completion.

Deposit

Please note that a deposit of 10% of the purchase price (Min £3,000) will be due on Exchange of Contracts, whether the land / property is sold prior to Auction, in the Auction room or after the Auction.

Viewings

Strictly By Appointment with the BJB Land & New Homes Team.

All Enquiries

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Land & New Homes Team
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01782 211147

Looking for Land & Development Opportunities?

Please note that not all land & development opportunities will appear on our website. To ensure that you do not miss out on these opportunities please e-mail: residential-land@bjbmail.com or call the Land & New Homes team to discuss your requirements.









Road Map



Hybrid Map



Terrain Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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