

0114 2449121

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Eddisons

FOR SALE – FREEHOLD OPPORTUNITY



**MANOR FARM, HIGH STREET/GOSFORTH LANE, DRONFIELD, SHEFFIELD S18 1PY**

**Price: £1,000,000**

**Size: 4,788 sq ft (445.1 sq m)**

- Freehold former period residence in excellent state of repair and condition
- Large plot of 0.1 acres close to national supermarket, shopping centre and licensed premises
- Residential development opportunity, subject to planning
- Gravel surfaced car parking for 15 vehicles
- Former UK head office of global IT company

## LOCATION

Manor Farm is located ¼ mile to the north west of Dronfield Centre via High Street. Sheffield is approximately 6 miles to the north and Chesterfield approximately 5 miles to the south.



## DESCRIPTION

The premises comprises a former farmhouse of two storey stone construction beneath a double pitched slate covered roof. The premises have been extended to the rear by both the conversion of part single and part two storey barns and the erection of a new build single storey detached office of similar construction within the extensive car park to the rear.

Internally the offices provide part open plan and part compartmentalised offices and meeting rooms to both ground and first floor plus an extensive cellar. Internal finishes include part perimeter trunking, carpeted and vinyl covered floors, fluorescent strip lighting and part air conditioning.

Externally the gravel surfaced car park provides parking for approximately 15 cars.

## SERVICES

Mains electricity, gas and water are believed to be available to the premises.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

## ACCOMMODATION

All measurements are approximate prepared on a net internal area basis. IPMS areas are available on request.

	M <sup>2</sup>	SQ FT
<b>Ground Floor</b>		
Meeting Room 1	22.1	238
Meeting Room 2	20.8	224
Server Room	25.0	270
Kitchen	11.9	129
Projects Office	52.0	560
Reception	20.3	218
Development Office	49.1	528
Copier Room	3.2	34
Detached Office	54.8	589
WC's	-	-
<b>First Floor</b>		
Meeting Room 3	12.4	133
Meeting Room 4	8.4	90
Office	14.1	151
Sales Office	17.5	188
Support Office	20.8	224
Technical Office	24.9	268
Engineering Office	49.0	527
WC	-	-
Cellars	38.8	417
<b>Total Net Internal Floor Area</b>	<b>445.1</b>	<b>4,788</b>



For more information, visit [eddisons.com](http://eddisons.com)  
T: 0114 2449121

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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## PRICE

Guide Price - £1,000,000

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## VAT

We understand that VAT may be charged on the purchase price. Interested parties are recommended to take their own professional advice.

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## BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of:-

Offices and Premises - £30,500

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## TENURE

Freehold

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## LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

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## EPC

Available upon request from the agent.

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## ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

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## VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road

Sheffield

S61 2DW

Contact: Paul Oddy

Paul.Oddy@eddisons.com

(0114) 2449121

Ref: 751.1224680

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