



DESIRABLE GRASSLAND PARCEL FOR SALE

OFF CAWTHORNE LANE, CAWTHORNE, BARNSLEY

EXTENDING TO 4.52 ACRES OR THEREABOUTS

OFFERED FOR SALE BY INFORMAL TENDER

**TENDER DEADLINE:
FRIDAY 16TH MAY 2025 at 5:00PM**

GUIDE PRICE: £50,000



GRASSLAND PARCEL FOR SALE

Cawthorne Lane, Cawthorne, Barnsley

GUIDE PRICE: £50,000

Wilbys are pleased to offer an attractive parcel of enclosed grassland extending to approximately 4.52 acres (1.83 hectares) delightfully situated between Cawthorne and Kexborough, Barnsley, South Yorkshire.

This versatile paddock is south facing and well-maintained, offering excellent potential for agricultural, horse and pony, or amenity use. Securely bounded by established trees, the field benefits from natural drainage and has a good right of access via a gated entrance from Cawthorne Lane. The land presents an ideal opportunity for those seeking additional grazing or a manageable parcel for smallholding activities.

Location and Directions: The land is accessed from Cawthorne Lane, Cawthorne, Barnsley and is demarked by a Wilbys sale board.

Nearest Postcode: S75 5DY
What3Words: ///tiptoes.perch.diamond

Tenure & Possession: The land is offered for sale freehold and vacant possession will be provided upon completion.

Method of Sale: The land is offered for sale by Informal Tender and a copy of the Tender Form is enclosed. The Tender deadline is **Friday 16th May at 5:00pm**.

Tenders should be submitted to Wilbys, 6A Eastgate, Barnsley, South Yorkshire, S70 2EP. Please ensure the envelope is marked with 'Land off Cawthorne Lane'.

Email tender's will be accepted by prior arrangement with these offices.

Services: The land is not currently connected to any services. We would advise all potential purchasers to make their own enquiries as to the suitability and availability of any services.

Local Authority: Barnsley Metropolitan Borough Council
Town Hall, Church Street, Barnsley, South Yorkshire S70 2TA

Plans: The land included within the sale is edged red.

The enclosed plans have been prepared for identification purposes only.

Access: The land is accessed via a right of way, at all times and for agricultural/equestrian purposes.

The liability for maintenance of the access will be shared with the owner of the access track and the Purchaser.

Further details available upon request.

Boundaries, Plans, Areas, Schedules and Disputes:

The Purchaser will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not annul the sale or entitle any party to compensation in respect thereof.

Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the selling Agents whose decision acting as experts shall be final.

The Purchaser will be required to erect a stock-proof fence along the entirety of the boundary within six months of completion of the sale.

Sale Procedure:

We would request interested parties to submit offers using the enclosed tender form, either by post or email. The Vendors will not be bound to accept the highest or any tender.

Measurements & Other Information:

All measurements are approximate. While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Wayleaves, Easements & Rights of Way:

The property is offered, subject to and with the benefit of all existing rights of way whether public or private, light, support, drainage or water, electricity supplies and other rights and obligations, easements, quasi-easement and restrictive covenants and all existing and proposed wayleaves, poles, masts, pylons, stays, cables, drains, water, gas and other pipes whether referred to herein or not.

Viewing and Health & Safety:

Viewings will be strictly by prior appointment with the Vendor's Agent. All viewings to be conducted during daylight hours only.

Prospective Purchasers view the property entirely at their own risk. We politely request that due to Health and Safety reasons; children and pets are not taken to view the property.

Money Laundering Regulations:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 Wilbys are required by law to verify the identity and address of all bidders. Proof of funds will also be required prior to any offer being accepted.





These particulars do not constitute any part of an offer or contract. All statements contained in these particulars are given in good faith but are made without responsibility on the part of Wilbys or the vendors or lessors. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars.

All measurements, areas and distances quoted are approximate only.

Location and site plans if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

Wilbys have not tested any apparatus, equipment fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitor.

The boundaries, ownership and tenure of this property have not been checked against the Title Deeds for any discrepancies or rights of way, if any. Prospective purchasers are advised to check these matters with their solicitor prior to entering into any contracts.

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naea | propertymark
PROTECTED



INORMAL TENDER APPLICATION FORM

.....
SUBJECT TO CONTRACT

I/We

of

.....

Tel: Email:

Offer the sum for the land as identified in the sales particulars attached hereto

Amount (No.): £.....

Amount (words):.....

I/We confirm that we are able to exchange contracts within 28 days of our offer being accepted.

Funding

Please complete either 1 or 2, and 3:

1. I am/We are cash buyers.

2. I/We will be borrowing finances from:

Name & Address of Bank

.....

3. My/Our tender is/is not dependant on the sale of other property (Delete as appropriate)

The Solicitors representing me/us are:

Name & Address of Solicitors

.....

It is accepted the Vendor reserves the right to accept or refuse any offer and will not be bound by the highest or any offer.

Signed Date

RETURN IN A SEALED ENVELOPE MARKED
'Land off Cawthorne Lane'
TO MESSRS WILBYS BY 5:00pm on Friday 16th May 2025

Wilbys Chartered Surveyors
6A Eastgate, Barnsley S70 2EP
Tel: 01226 299221
Email: contact@wilbys.net
Website: www.wilbys.net