

A unique, partly renovated detached house set in 5.59 acres of grassland located at Cat Hill, Hoylandswaine



**DOG HOUSE FARM
CAT HILL LANE
HOYLANDSWAINE
S36 7JB**

**FOR SALE BY PUBLIC AUCTION
ON WEDNESDAY 16TH JULY AT 7PM**

GUIDE PRICE: £300,000 - £350,000

**Viewing arrangements can be made by appointment through
our Agricultural Department on 01226 299221 or agricultural@wilbys.net**

DOG HOUSE FARM

CAT HILL LANE, HOYLANDSWAINE, SHEFFIELD SOUTH YORKSHIRE

Set within a remarkable rural location with glorious views over the surrounding countryside, Dog House Farm offers a rare opportunity to purchase a smallholding extending to 5.59 acres near Hoylandswaine.

The property benefits from planning permission for holiday usage, planning reference 2007/1088 and had been partially renovated.

Description & Accommodation: Dog House Farm comprises a detached, unfinished, stone dwelling set over two floors with proposed accommodation of entrance hall, shower room, kitchen/diner, utility, living room, study, four bedrooms, one ensuite and family bathroom.

The house sits within a large yard, 0.75 acres and leads to the three grassland fields, all within a ring fence and extending to 4.84 acres.

Location and Directions: The property is situated to the north of Hoylandswaine, between Gunthwaite and Penistone.

Postcode: S36 7JB
What3Words: ///finalists.taking.edicts

Tenure & Possession: The property is to be offered freehold with the benefit of vacant possession upon completion.

Method of Sale: The land is offered for sale by Public Auction being conducted on Wednesday 16th July 2025 at Silkstone Golf Course, Elmhirst Lane, Silkstone, Barnsley, South Yorkshire S75 4LD.

Auction Procedure: The successful purchaser will be required to sign the sale contract and pay a deposit of 10% of the hammer price, immediately following the sale to the Vendor's agents. Completion of the contract will be 28 days thereafter.

In addition to the purchase price, the Purchasers shall make a payment towards the Vendor's Solicitors costs in the sum of £1,000 plus VAT and a payment towards the Agents/Auctioneers cost of £1,000 plus VAT.

Purchasers are required to register their interest prior to the auction.

Auction Pack: An Auction Pack will be available three weeks prior to the date of Auction. Please contact Wilbys to arrange access.

Special Conditions of Sale: The property will be sold subject to the Special Conditions of Sale, copies of which may be inspected at the Vendor's Solicitors or Auctioneers offices 7 days prior to the date of the sale.

Services: The property is connected to mains electric. Water is provided by means of a bore hole and drainage is to a septic tank.

Local Authority Barnsley Metropolitan Borough Council
1 Westgate, Barnsley, South Yorkshire, S70 2DR
Tel. 01226 770770

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| Solicitors: | Elmhirst Parker – Mr Daniel Haigh 17-19 Regent Street, Barnsley, South Yorkshire, S70 2HP Tel: <u>01226 282238</u> |
| Plans: | The enclosed plans have been prepared for identification purposes only. The land included within the sale is edged red. |
| Boundaries, Plans, Areas, Schedules and Disputes: | <p>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.</p> <p>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.</p> |
| 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: | <p>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 prior to auction.</p> <p>In order to bid at a Wilbys auctions you will be required to complete an Auction Registration Form, copy enclosed, and provide Proof of Identification and Proof of Residence.</p> |







IMPORTANT NOTICE

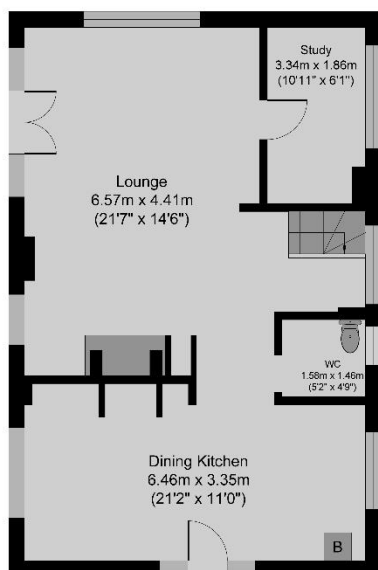
1. These particulars do not constitute any part of an offer or contract. All statements contained in these particulars are given in good faith but are made without responsibility on the part of Wilbys or the vendors or lessors. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
2. All rents and prices quoted are exclusive of V.A.T., unless otherwise stated.
3. All measurements, areas and distances quoted are approximate only.
4. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.
5. Location plans, if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced. Items in photographs, where provided, are not necessarily included in the disposal.
6. 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 solicitors.
7. 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. Wilbys and their Vendors reserve the right to offer any lot in whatever order they feel fit and to remove any lot from the auction at any time without prior notification.
- 8.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 58 D | 67 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

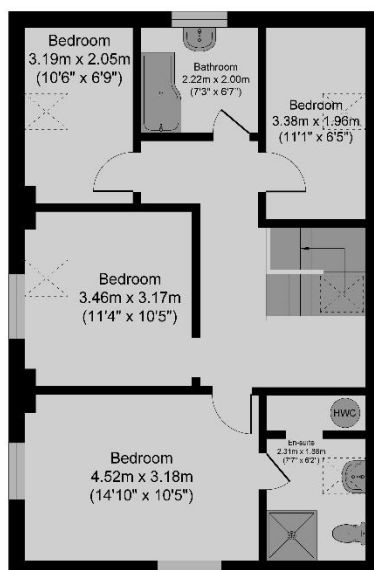
Floor Plan:

Dog House Farm, Cat Hill Lane, Hoylandswaine. S36 7JB



Ground Floor

Floor area 65.2 sq.m. (702 sq.ft.) approx



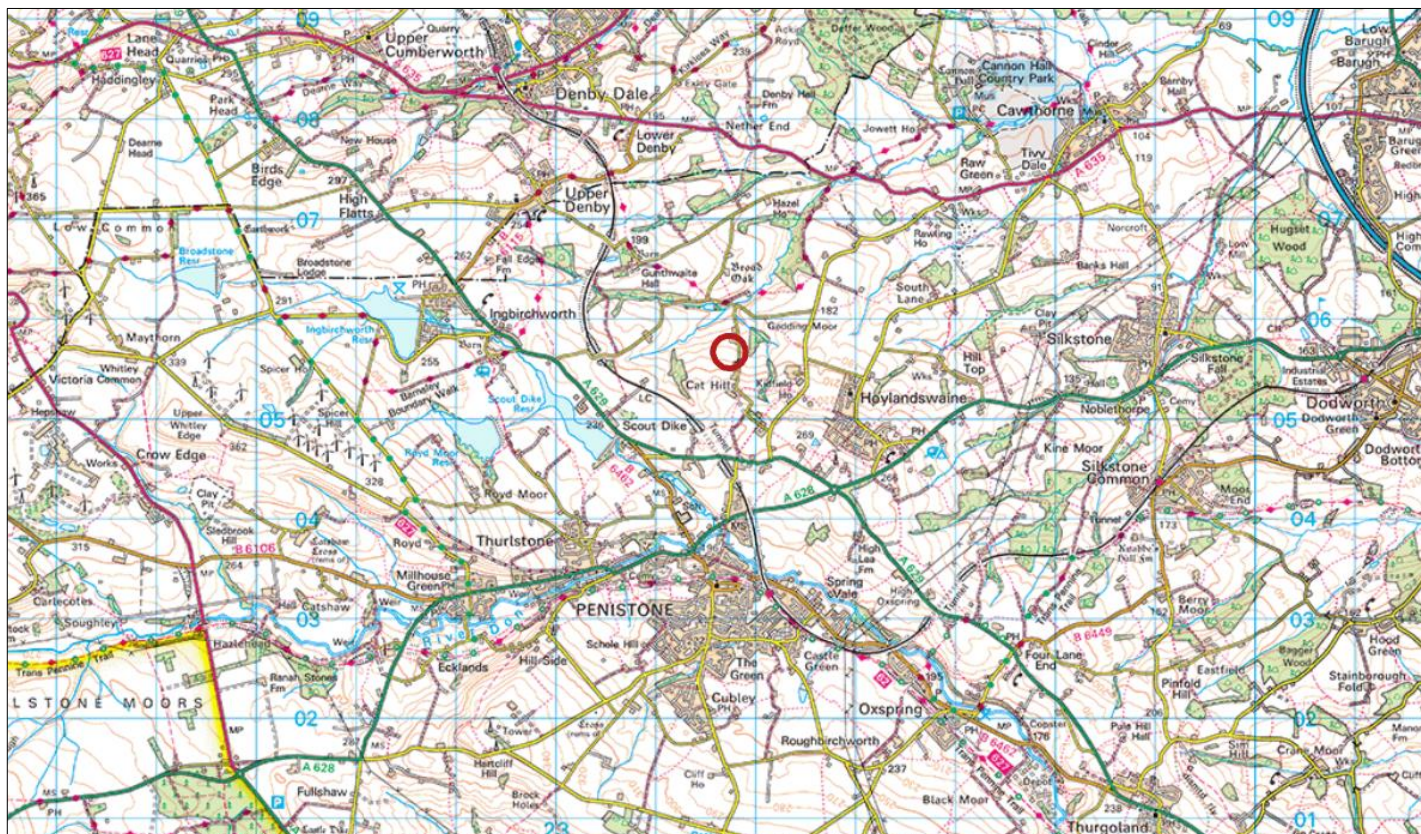
First Floor

Floor area 65.2 sq.m. (702 sq.ft.) approx



Floor plans are for identification purpose only.
All measurements are approximate
Produced By As Built Energy Surveys

Location Plan:



1.

