



# **GRASSLAND Paddock TOGETHER WITH AMENITY LAND**

**COWLEY LANE, CHAPELTOWN, SHEFFIELD**

**EXTENDING IN ALL TO 1.16 ACRES (0.47 HECTARES) OR  
THEREABOUTS**

**OFFERED FOR SALE BY INFORMAL TENDER**

**Tender Deadline: Friday 16<sup>th</sup> May 2025**

**GUIDE PRICE: £60,000 - £80,000**

**WILBYS**

CHARTERED SURVEYORS

# GRASSLAND Paddock TOGETHER WITH AMENITY LAND

## COWLEY LANE, CHAPELTOWN, SHEFFIELD

An excellent opportunity to acquire two adjacent parcels of grass/amenity land, offered for sale as a whole on the outskirts of Chapeltown, Sheffield.

Incorporating a grassland paddock extending to 1.03 acres, and including a concrete block stable. The field is well fenced and would make an excellent paddock for horses or livestock.

The second parcel, 0.12 acres is amenity land, adjoining Cowley Lane, which would be suitable for use as storage and/or parking for the adjacent paddock, subject to planning where relevant

**Guide Price: £60,000 - £80,000**

- Location and Directions:** The land is accessed from Cowley Lane, Chapeltown and lies approximately 0.50 miles from Junction 35 of the M1 Motorway.
- The land is demarked by Wilbys sale boards.  
Nearest Postcode: S35 1RY  
What3Words: ///sample.meals.nearly
- 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 5:00pm on Friday 16<sup>th</sup> May 2025.
- Tender's should be submitted to Wilbys, 6A Eastgate, Barnsley, South Yorkshire, S70 2EP. Please ensure the envelope is marked with 'Land at Cowley Lane'.
- Email tenders will be accepted by prior arrangement with these offices.
- Services:** We understand mains water is available to the land. We would advise all potential purchasers to make their own enquiries as to the suitability and availability of any services.
- Local Authority:** Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH  
Tel: 0114 2734567
- Overage Provision:** The sale of the land is subject to an overage provision whereby the Vendor reserves a 30% share of any uplift in value as the result of any non-agricultural development on the land, for a period of 40 years.
- The overage does not include the erection of buildings for agricultural or equestrian use.
- Plans:** The enclosed plans have been prepared for identification purposes only. The land included within the sale is edged red.
- Access:** The land is accessed direct from the public highway. Part of the access, adjacent to the road, is included within the ownership. There is then a right of way over the remaining track to the paddock.



**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.

**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.





## **IMPORTANT NOTICES**

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 rents and prices quoted are exclusive of VAT, unless otherwise stated.

All measurements, areas and distances quoted are approximate only.

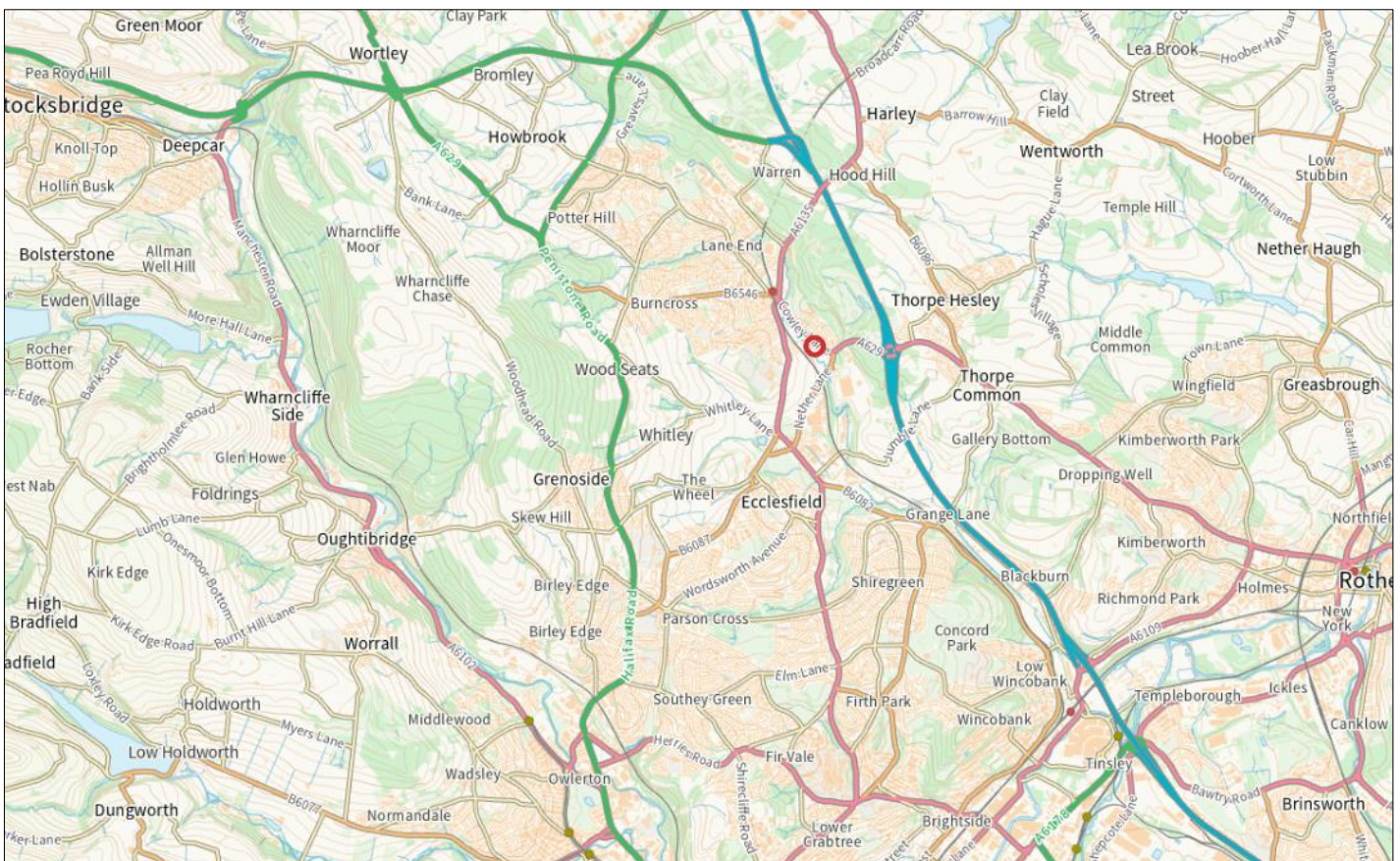
Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.

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.

## **Location Plan**



Wilbys Chartered Surveyors  
6A Eastgate, Barnsley S70 2EP  
Tel: 01226 299221 | Fax: 01226 732700  
Email: [contact@wilbys.net](mailto:contact@wilbys.net)  
Website: [www.wilbys.net](http://www.wilbys.net)



rightmove



**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 at Cowley Lane '  
TO MESSRS WILBYS BY 17:00 Friday 16<sup>th</sup> May 2025

