

# ATTRACTIVE DEVELOPMENT OPPORTUNITY WITH OUTLINE PLANNING FOR UP TO 5 DWELLINGS



## HOPTON FARM, CHAPEL STREET, SHAFTON, BARNSELY SOUTH YORKSHIRE

**A well-designed courtyard scheme providing 4 detached properties or 3 detached and a pair of semi-detached properties**

**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE: £450,000**



# HOPTON FARM, CHAPEL STREET, SHAFTON, BARNSELEY

This well-located development site benefits from outline planning consent with details of access to provide up to 5 units. Serviced by a private driveway in an enclosed setting, it lies within an established residential area in the village of Shafton.

Being close to a wide variety of local amenities including a health centre, junior & senior schools, together with local shops, the property is also within easy travelling distance of Barnsley, Pontefract and Wakefield.

The site is easily accessible to Sheffield City Centre, Barnsley and the A1 and M1 networks together with the Peak District National Park.

**Location and Directions:** The development site is located with direct road frontage to Chapel Street, Shafton, and is demarked by a Wilbys sale board.

Nearest Postcode: S72 8NS  
What3Words: ///though.resort.unclaimed

**Tenure & Possession:** The property is offered for sale being freehold with vacant possession.

**Method of Sale:** Hopton Farm is offered for sale by private treaty.

**Planning & Section 106 Agreement:** Outline planning permission was granted by Barnsley Metropolitan Borough Council on 18<sup>th</sup> June 2025 for residential development of up to 5 dwellings following demolition of the existing house and outbuildings. There is approval for access. Planning reference number 2025/0141.

**Residential Property:** At present, Hopton Farm incorporates a farmhouse together with mixed traditional and modern ranges of farm buildings which may offer alternative potential.

**Services:** We understand that the usual mains services were connected to the existing property, however, we would ask prospective purchasers to rely upon their own enquiries to the individual utility companies as to the availability and adequacy of such supplies.

**Local Authority** Barnsley Metropolitan Borough Council  
PO Box 634, Barnsley, S70 9GG

**Plans:** The plans incorporated within these particulars have been prepared for identification purposes only. The land included within the sale is edged in red. The site layout plan is indicative.

**Overage:** The land is sold free from overage conditions or restrictive covenants.

**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.

**Site Plan:**





## 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.

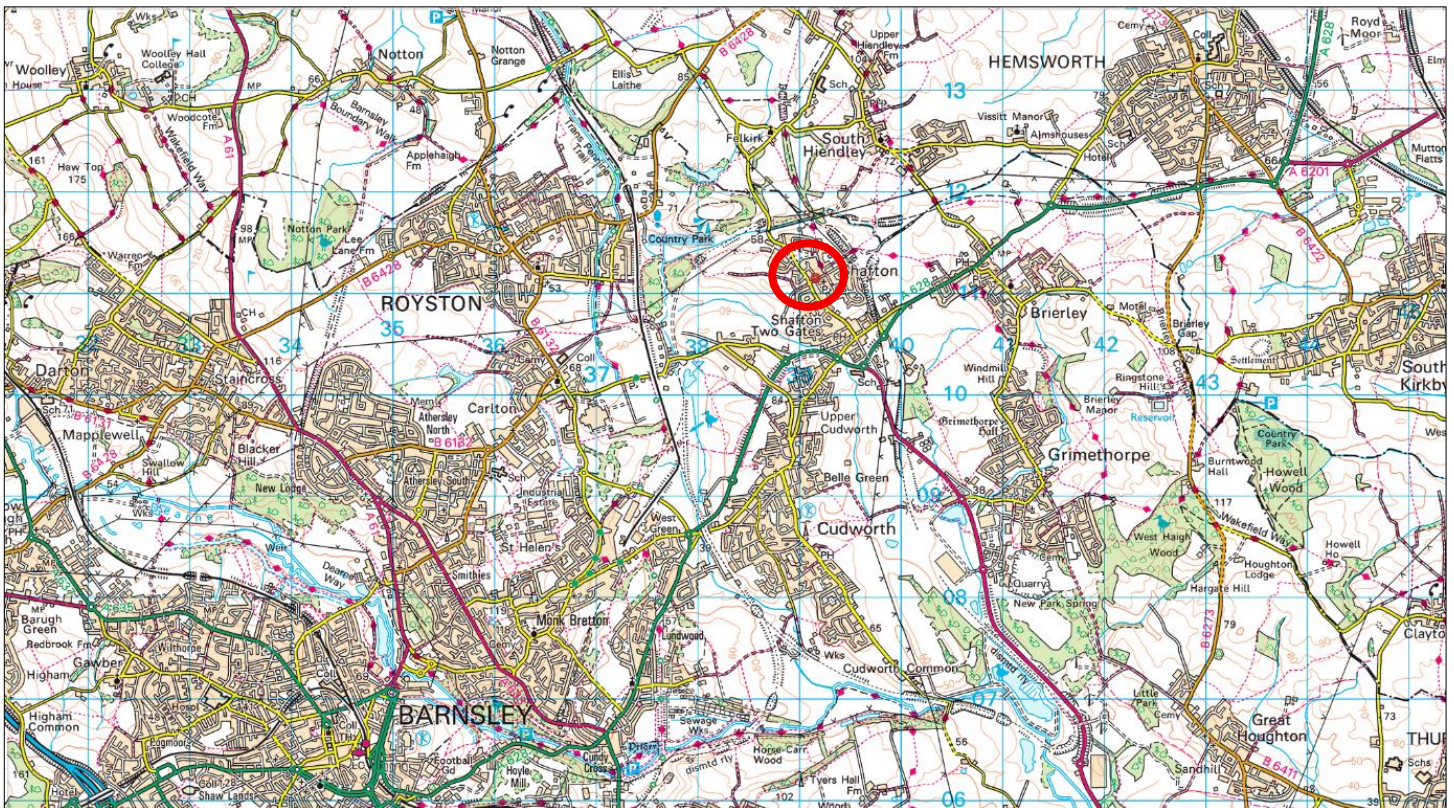
Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.

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



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