

***A derelict and vandalised detached property occupying a quiet location and requiring a full scheme of renovation***



**FOR SALE BY PRIVATE TREATY**

**Subject to an Agricultural Occupancy  
Planning Condition**

**Viewing Strictly by Appointment Via the Agents**

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**PRICE ON APPLICATION**

# The Farmhouse

## Barn Farm, Low Barugh, Barnsley, South Yorkshire

Quietly situated, the property provides a modern detached residence, being a double fronted house with a re-constructed stone front elevation and rendered blockwork to the remaining elevations, incorporating exposed quoin stones with single storey front and rear extensions under pitched artificial stone slate roofs.

The property has remained vacant for a number of years, and has suffered extensive vandalism with the majority of the internal fittings removed or damaged.

### **Description & Accommodation:**

The accommodation comprises:

#### Ground Floor

Front entrance lobby with flagged floor

Inner hallway leading to:

Living room 19'9" x 13' with stone effect fireplace, French doors leading to rear patio

Dining kitchen 19'9' x 13'1 – no fitments

Hallway to:-

Office 7'8" x 7'2"

Cloakroom, part tiled with low level w.c. and pedestal wash basin (as found)

Former boiler room/store

#### First Floor

Staircase and galleried landing

Master bedroom 12'9" x 10'9" with

En suite

Front double bedroom 13' x 8'7"

Front double bedroom 13' x 8'8"

Rear double bedroom 10'8" x 10'10"

Family bathroom with white suite (damaged) comprising roll top bath, pedestal wash basin, low level w.c. and shower cubicle

#### Outside

The property stands in good sized grounds incorporating a detached double garage of rendered block construction. There is a flagged patio to the front elevation surrounded by balustrading, extending to patio areas.

<b>Tenure &amp; Possession:</b>	The property is to be offered freehold with the benefit of vacant possession upon completion.
<b>Method of Sale:</b>	The property is offered for sale by private treaty.
<b>Planning:</b>	<p>Planning permission was granted for the erection of a detached dwelling house by Barnsley Metropolitan Borough Council in May 2004 (reference B/03/1742/DT. The approval notice states:</p> <p><i>'The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the locality in agriculture of widower of such person or any resident dependents.'</i></p>
<b>Access:</b>	<p>A new access is required to be installed by the purchasers. The approximate route of this is coloured brown upon the attached plan. Purchasers should be aware that the access will require a new bridge crossing point over the River Dearne approximately marked 'A' on the enclosed plan.</p> <p>The access track may require planning but will link to an existing gatestead upon Barnsley Road, Darton.</p> <p>Further details available upon request.</p>
<b>Services:</b>	The property is connected to a mains three phase electric supply. Central heating was previously operated by way of an LPG tank system. Drainage to a septic tank. The property is not connected to mains water.
<b>Local Authority</b>	<p>Barnsley Metropolitan Borough Council  1 Westgate, Barnsley, South Yorkshire, S70 2DR  Tel. 01226 770770</p>
<b>Boundaries, Plans, Areas, Schedules and Disputes:</b>	<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>
<b>Measurements &amp; Other Information</b>	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.
<b>Wayleaves, Easements &amp; Rights of Way:</b>	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.

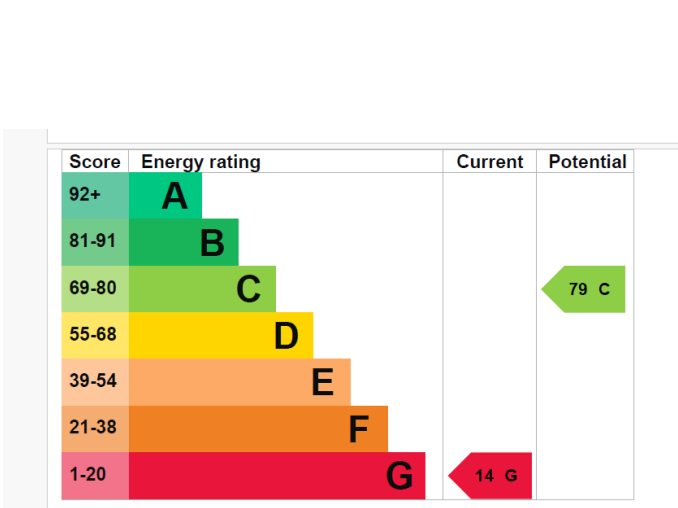
**Money Laundering Regulations:**

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 prior to auction.

**Indicative Plan**







### IMPORTANT NOTICES

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.

