



ATTRACTIVE PARCEL OF AGRICULTURAL LAND FOR SALE

NAVY LANE, ROYSTON, BARNSELY

**EXTENDING TO 3.02 ACRES (1.22 HECTARES) OR
THEREABOUTS**

OFFERED FOR SALE BY INFORMAL TENDER

Tender Deadline: Friday 5th December 2025 at 5:00pm

**GUIDE PRICE:
£45,000 - £50,000**

WILBYS

CHARTERED SURVEYORS

PARCEL OF AGRICULTURAL LAND

NAVY LANE, ROYSTON, BARNSELEY, SOUTH YORKSHIRE

GUIDE PRICE: £45,000 - £50,000

An excellent and versatile enclosure, recently reseeded with grass, extending to approximately 3.02 acres (1.22 hectares), conveniently yet quietly situated on the outskirts of Royston, Barnsley.

The land forms a good, level field with excellent road frontage onto Navy Lane. It has recently been reseeded to grass and is classified as Grade 3 under the Agricultural Land Classification.

The land is ideally suited to equestrian use, but will equally appeal to farmers, smallholders, and lifestyle purchasers.

Location and Directions:	<p>The land is accessed from Navy Lane, Royston, Barnsley, it is approximately 5.5 miles north-east of Barnsley.</p> <p>The land is demarked by Wilbys sale boards. Nearest Postcode: S71 4EF What3Words:///stops.classmate.lively</p>
Tenure & Possession:	<p>The land is offered for sale freehold and vacant possession will be provided upon completion.</p>
Method of Sale:	<p>The land is offered for sale by Informal Tender and a copy of the Tender Form is attached. The Tender deadline is Friday 5th December 2025 at 5:00pm.</p> <p>Tenders should be submitted to Wilbys, 6A Eastgate, Barnsley, South Yorkshire, S70 2EP. Please ensure the envelope is marked with 'Land off Navy Lane Tender'. Email tenders will be accepted, please email the completed form to 'orla@wilbys.net'.</p>
Services:	<p>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.</p>
Local Authority;	<p>Wakefield Metropolitan District Council. Burton Street, Wakefield, WF1 2EB Tel: 0345 8 506506</p>
Plans:	<p>The enclosed plans have been prepared for identification purposes only. The land included within the sale is edged red.</p>
Measurements & Other Information:	<p>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.</p>

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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 Vendor shall be responsible for the erection of a post and wire fence within 30 days of completion.

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 may take place on an unaccompanied basis during daylight hours only, and are undertaken entirely at the prospective Purchaser's own risk. We politely request that, for Health and Safety reasons, children and pets are not taken to 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.

Overage:

The property is subject to a residual overage provision with approximately 6.5 years remaining, under which 35% of any uplift in value arising from the grant of planning permission (other than for agricultural or equestrian use) is payable. Following the expiry of this period, a further overage will apply for an additional 25 years at a rate of 30%

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.

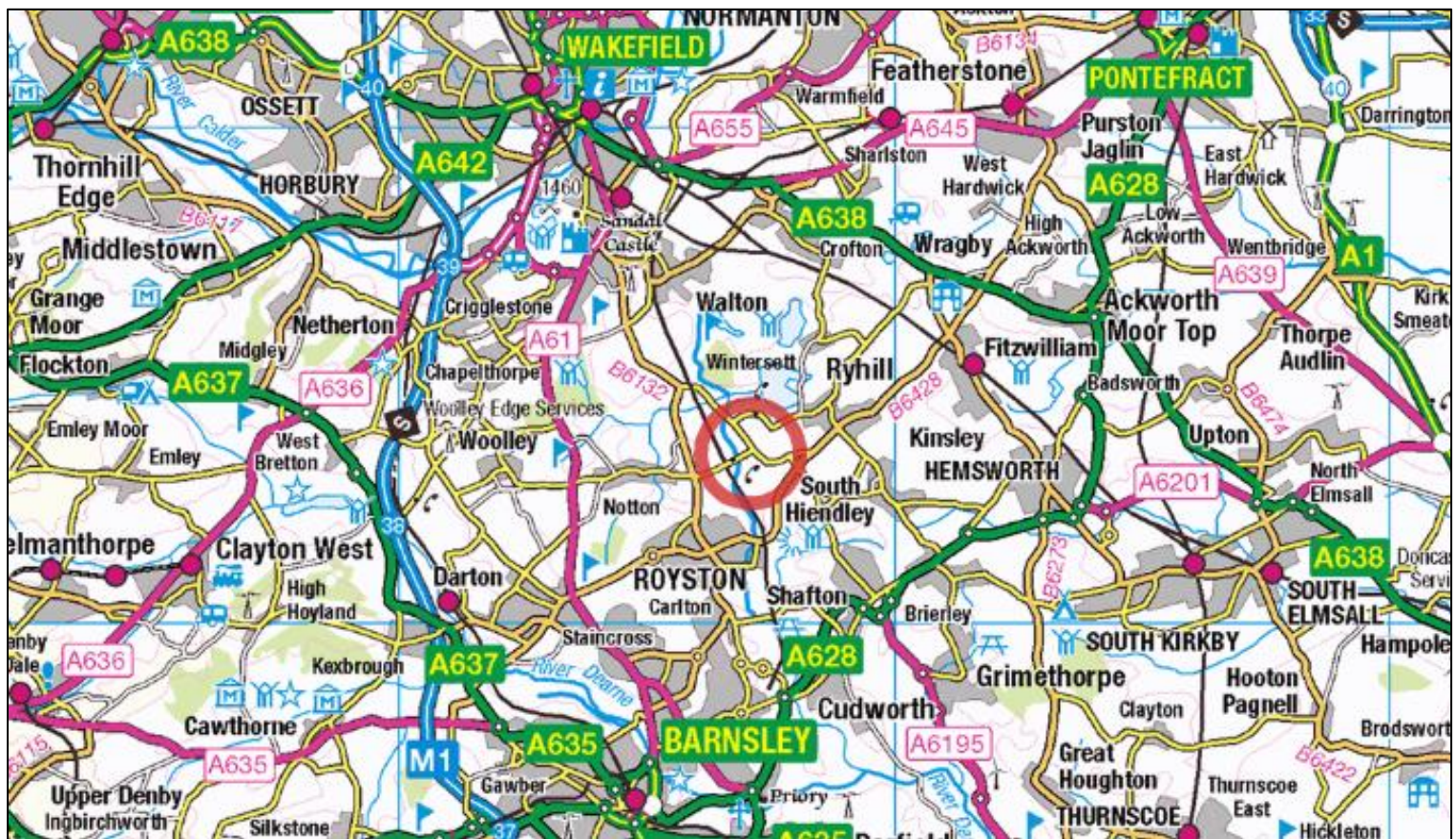
Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.

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
Website: www.wilbys.net

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INFORMAL TENDER FORM

LAND OFF NAVVY LANE, ROYSTON, BARNSELEY

SUBJECT TO CONTRACT

I/We

of

.....

Tel: Email:

Offer the sum of for the land as identified upon the attached plan.

As a Whole : Land extending to acres or thereabouts.

I/We confirm that we are able to exchange contracts within 28 days of our offer being accepted and acknowledge completion will be by agreement between parties.

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)

Solicitors

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 NAVVY LANE TENDER'

TO MESSRS WILBYS OR BY EMAIL TO "agricultural@wilbys.net"

BY 12:00 NOON FRIDAY 5th DECEMBER 2025

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