



# **ATTRACTIVE GRAZING LAND**

**Off Hand Lane, Crane Moor, Thurgoland, Sheffield.**

**TO BE OFFERED FOR SALE BY PUBLIC AUCTION**

**Wednesday 29<sup>th</sup> July 2026 at 7:00PM**

**Silkstone Golf Course, Elmhirst Lane, Silkstone, Barnsley, S75 4LD**

**GUIDE PRICE: £120,000 - £180,000**



# GRASSLAND FOR SALE

## Hand Lane, Crane Moor, Sheffield

**GUIDE PRICE: £120,000 - £180,000**

An excellent opportunity to acquire a well-positioned parcel of grazing land extending too approximately 6.13 hectares (15.15 acres) or thereabouts, benefiting from direct road frontage onto Hand Lane, Crane Moor.

The land comprises a useful block of permanent pasture, currently utilised for sheep grazing, and is well suited to a range of uses including equestrian, grazing, or amenity purposes. The property is enclosed by a combination of stockproof hedging and fencing, with a number of in-field trees providing natural shelter and character.

**Location and Directions:** The land is located on the edge of the village of Crane Moor, Thurgoland, Sheffield, South Yorkshire.

Nearest Postcode: S35 7AU

What3Words: ///walled.grumble.clubbing

**Tenure & Possession:** The land is offered for sale freehold.

The land is currently let under a Grazing Licence and notice has been served on the Licensee.

**Method of Sale:** The land is offered for sale by Public Auction being conducted on Wednesday 29<sup>th</sup> July 2026 at 7:00pm at Silkstone Golf Course, 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 Solicitors. Completion of the contract will be 28 days thereafter or on termination of the grazing licence, by agreement whichever is later.

In addition to the purchase price, the Purchasers shall be required to pay Search fees of £871.56 together with auction fees of £2,000 plus VAT, due at completion of the purchase.

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:** We would advise all potential purchasers to make their own enquiries as to the suitability and availability of the services.

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

<b>Solicitors:</b>	Hesletine, Bray & Welsh – FAO David Raybould 29 Church Street, Barnsley, South Yorkshire, S70 2AL
<b>Overage Provision:</b>	<p>The sale of the land will be subject to an overage provision whereby the Vendor reserves 25% of any uplift in value arising from the grant of planning permission for alternative uses, for a period of 30 years from completion.</p> <p>The overage provision will not apply to the erection of buildings for agricultural or equestrian purposes.</p>
<b>Plans:</b>	The enclosed plans have been prepared for identification purposes only. The land included within the sale is edged red with the access shaded brown.
<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>	<p>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.</p> <p>Prospective purchasers should note that a public footpath runs along the western boundary of the property.</p>
<b>Viewing and Health &amp; Safety:</b>	Viewings are available by prior arrangement with the Vendor's Agent; however, interested parties may also inspect the land unaccompanied at their convenience during the hours of daylight. Prospective purchasers should bring a copy of the sales particulars with them when visiting and do so entirely at their own risk. We politely request that, due to Health and Safety reasons, children and pets are not taken to
<b>Money Laundering Regulations:</b>	<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 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.

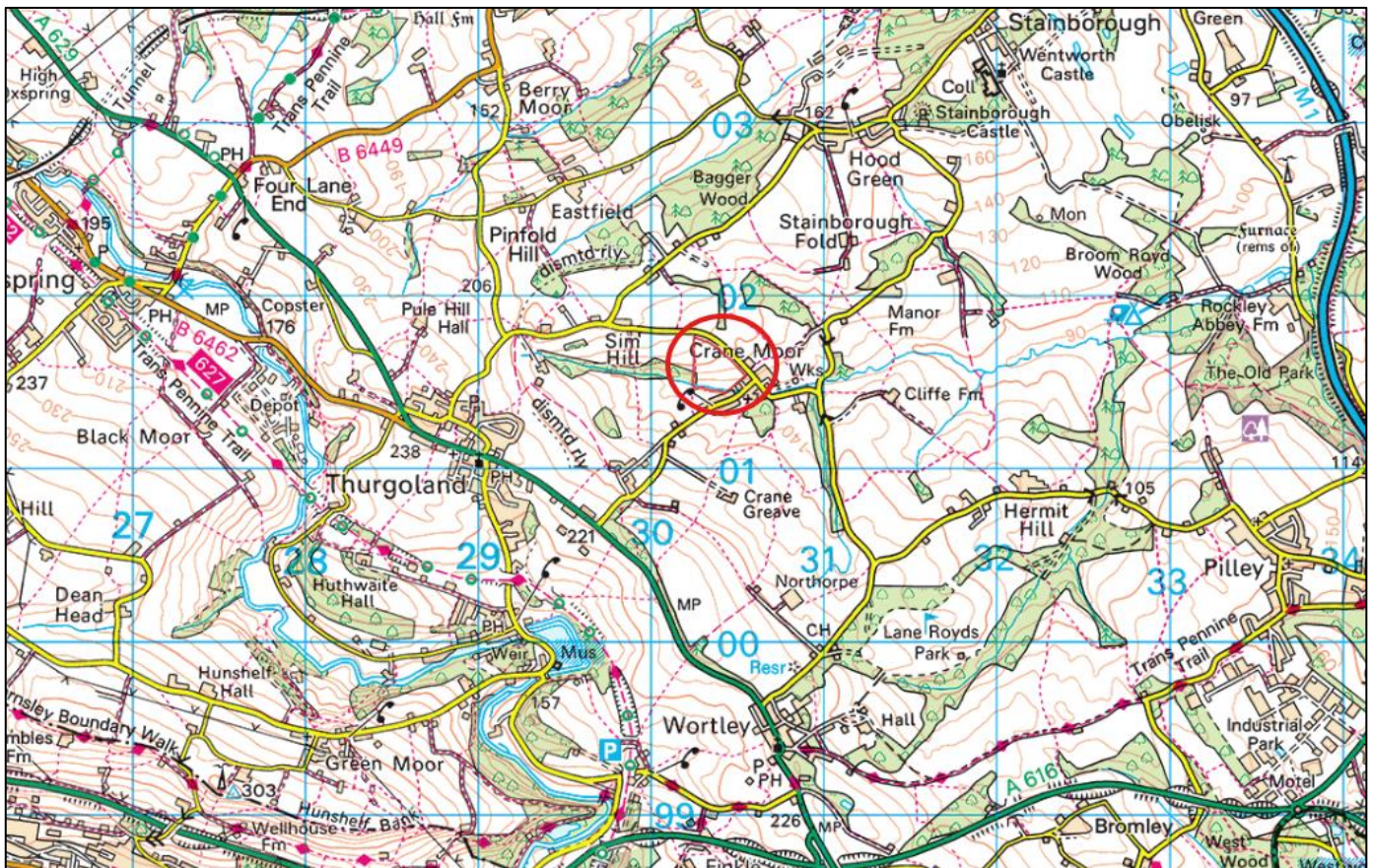
Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.

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)



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# AUCTION REGISTRATION FORM

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are now required by law to verify the identity and address of all bidders prior to auction.

In order to bid at one of our auctions, please complete the form below and provide one of the following documents for Proof of Identification and Proof of Residence.

### Proof of Identification

- Current signed passport
- Current full UK/EU Photo Card Licence\*
- Current full UK Driving Licence (old style)\*
- HM Revenue and Customs tax notification\*
- Resident Permit issued by the Home Office to EU Nationals
- Firearms certificate

### Proof of Residence

- A utility bill issued within the last three months
- Current full UK/EU Photo Card Licence\*
- Current full UK Driving Licence (old style)\*
- Local Authority tax bill
- A bank, building society, credit card or mortgage statement within the last three months
- HM Revenue and Customs tax notification\*

\* These documents can only be used for Proof of Identity or Proof of Residence, not both.

Those bidding on behalf of a company will also need to provide a copy of their Certificate of Incorporation, a list of directors (if this no list, the members of the equivalent management body) and a signed letter of authority by the company director (or equivalent management position).

Please fully complete the registration form below.

Tick at least one of the following auction types you wish to register for:

Arts & Antiques                      Farm Dispersal                      Property                 

Full Name: .....

Address: .....

..... Postcode: .....

Home Tel. .... Mobile Tel. ....

Email: .....

Signature: ..... Date: .....

Due to the recent changes in data protection regulations, Wilbys Chartered Surveyors are required by law to notify you of how your data is stored and used. By completing this form, you consent to your data being securely kept by Wilbys Chartered Surveyors for a period of 6 months after which it will be destroyed. Contact Wilbys for further details.

FOR WILBYS USE ONLY	Proof of Identification		(Type)	
	Proof of Residence		(Type)	



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