

Of interest to farmers and horse and pony lovers being adjacent to a bridlepath



**LAND AT COACHGATE LANE, CAWTHORNE,
BARNSELY. S75 4AL**

A useful block of sheltered grazing land extending to 2.72 hectares
(6.71 acres) or thereabouts benefitting from good access

Guide Price :- £70,000

The property is to be offered for sale by Private Treaty.

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LAND AT COACHGATE LANE

Located in a rural position betwixt Cawthorne and Gunthwaite, this useful block of agricultural land extends to 2.72 hectares (6.71 acres) or thereabouts and is conveniently situated.

Being within a ring fence, the land benefits from road frontage onto Coach Gate Lane and has previously been used for horse and sheep grazing.

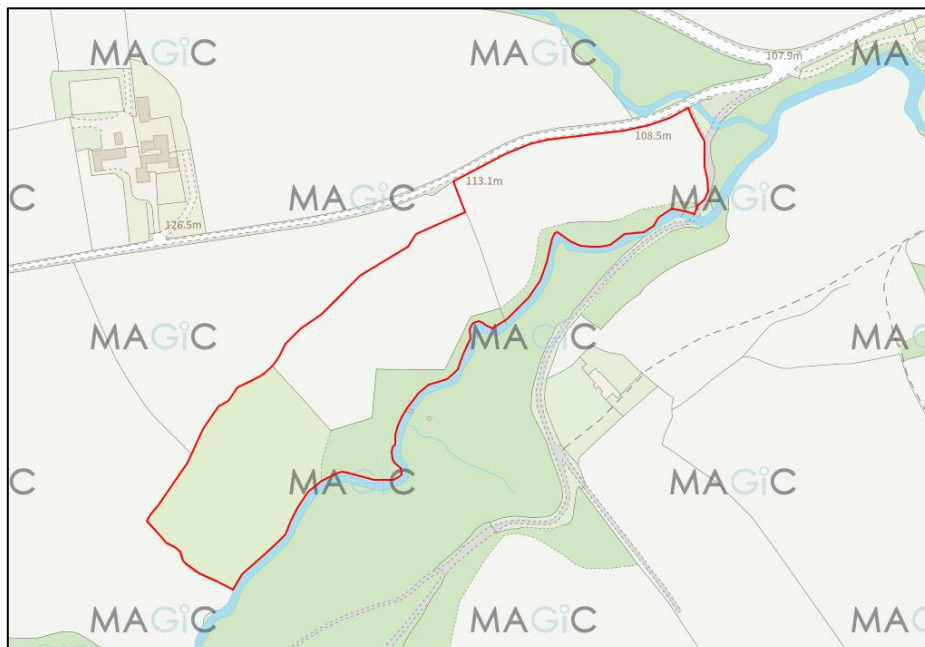
The Soil Survey of England and Wales indicates the land is within the Rivington I series. This is described as well drained course loamy soil over sandstone used for dairying and stock rearing and some arable land cropping.

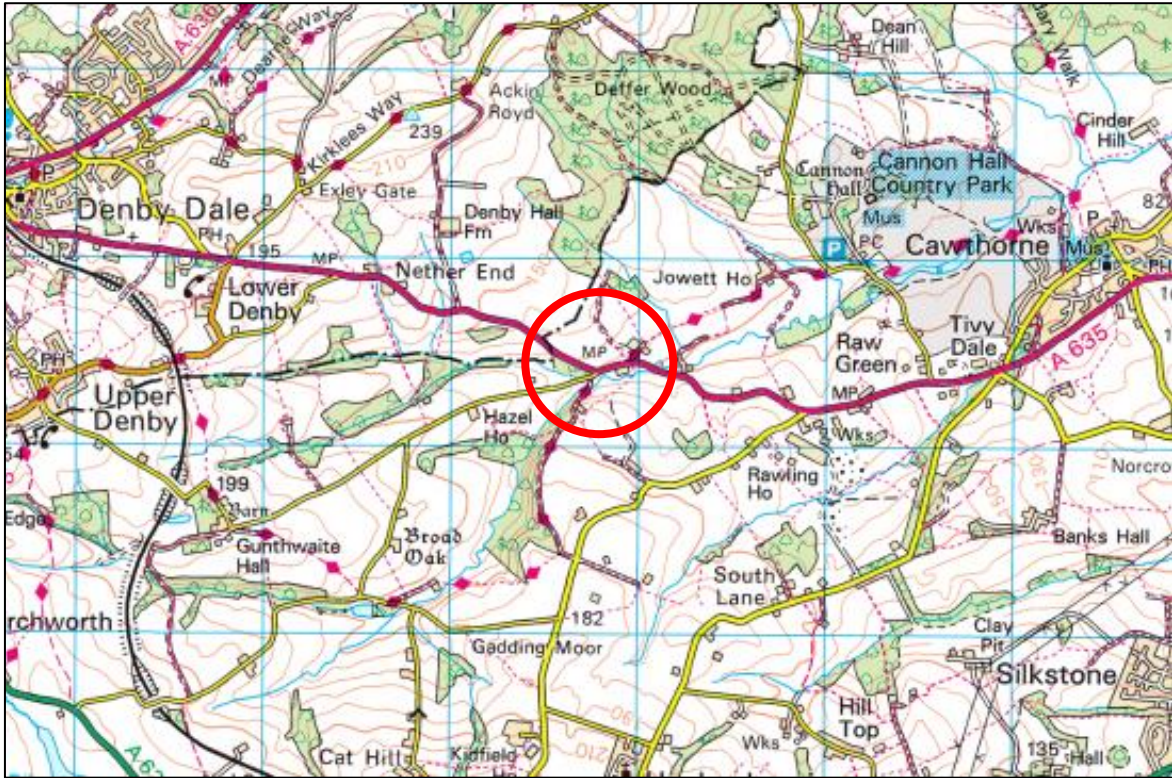
The property is identified upon the attached plan which has been prepared for identification purposes only.

General Information

Tenure & Possession	Freehold and subject to vacant possession upon completion.
Services	We are not aware of any services connected to the farmland.
Wayleaves & Easements	We understand that there is a bridleway along the eastern boundary.
Local Authority	Barnsley Metropolitan Borough Council. PO Box 634, Barnsley, South Yorkshire. S70 9GG. Tel: 01226 770 770.
Sporting, Timber & Mineral Rights	All timber, mineral and sporting rights over the land where owned will be included in the sale.
Viewing	During daylight hours with a set of these particulars in hand.
Plans	For identification purposes only.
Enquiries	For further details please telephone 01226 299 221, or email: Lucy Mottram – lucy.mottram@wilbys.net or Tim Scourfield – sue@wilbys.net

Special Note We used our best endeavours to make our sales particulars accurate and reliable when producing this brochure (September 2022)





IMPORTANT NOTICE

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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.
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