

## *Development Opportunity at Daking Brook Farm, Cawthorne, Barnsley*



### **FARMBUILDINGS AND LAND**

**LANE HEAD ROAD, CAWTHORNE, BARNLSLEY. S75 4AL**

An excellent opportunity to acquire two outbuildings with the benefit of an extant planning approval for a single dwelling with grounds extending to 1.59 acres

**Guide Price :- £260,000**

**Viewing by Appointment Only**

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

**01226 299 221 | FURTHER ENQUIRIES [AGRICULTURAL@WILBYS.NET](mailto:AGRICULTURAL@WILBYS.NET)**

# FARMBUILDINGS AND LAND AT LANE HEAD ROAD

Accessed from a separate tarmac driveway extending to 100m, the outbuildings comprise:-

*Stone and part brick built outbuilding (x2)*

*Stable/mistal and general storage store.*

*Timber Range*

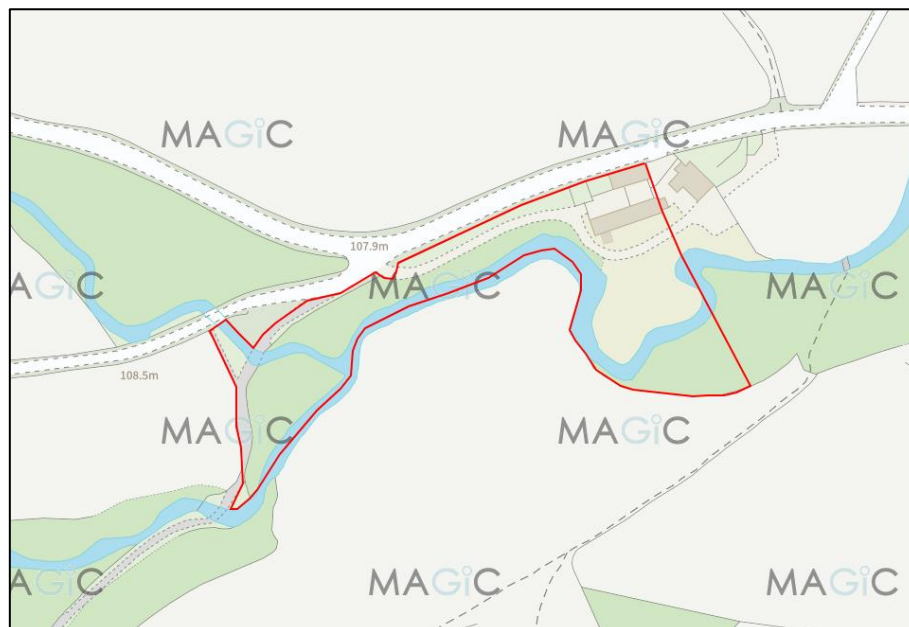
Two further stable blocks under a box profile roof.

## Planning

The site benefits from outline planning permission (ref: 2007/1236) for a further single dwelling incorporating both existing stone buildings. We understand planning has been implemented and remains extant. Further details available on request.

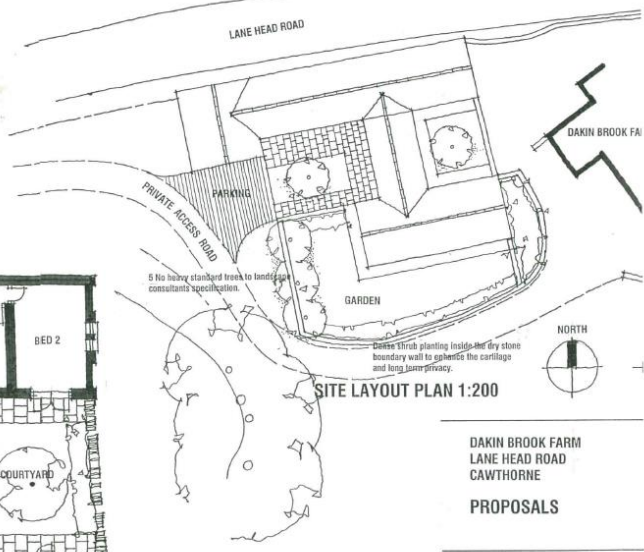
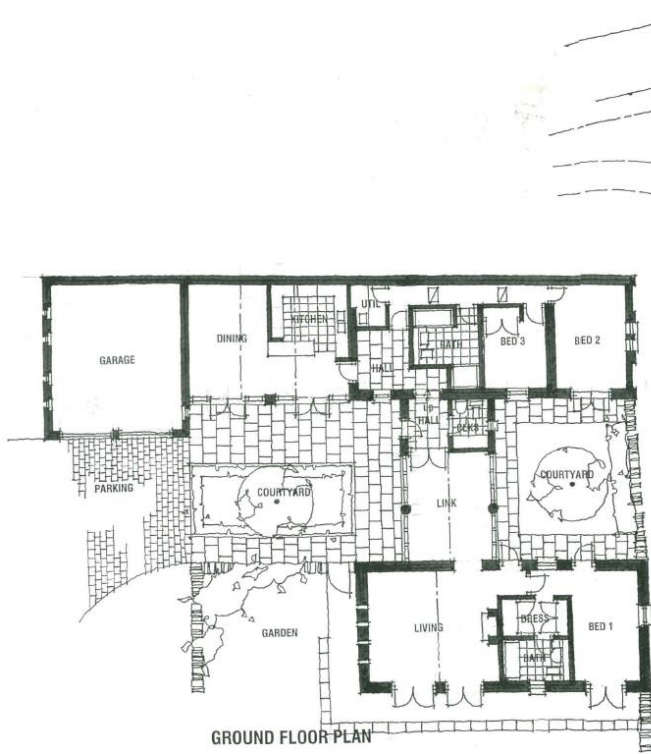
## General Information

<b>Tenure &amp; Possession</b>	Freehold and subject to vacant possession upon completion.
<b>Services</b>	Mains electricity, gas, water and full fibre broadband are available; however, purchasers are requested to make their own enquiries or to suitability.
<b>Wayleaves &amp; Easements</b>	We are not aware of any wayleaves or easements which adversely affect the property.
<b>Local Authority</b>	Barnsley Metropolitan Borough Council. PO Box 634, Barnsley, South Yorkshire. S70 9GG. Tel: 01226 770 770.
<b>Viewing</b>	Viewing by appointment only.
<b>Plans</b>	For identification purposes only.
<b>Enquiries</b>	For further details please telephone 01226 299 221, or email: Lucy Mottram – <a href="mailto:lucy.mottram@wilbys.net">lucy.mottram@wilbys.net</a> or Tim Scourfield – <a href="mailto:sue@wilbys.net">sue@wilbys.net</a>
<b>Special Note</b>	We used our best endeavours to make our sales particulars accurate and reliable when producing this brochure (September 2022). A further 6.71 acres of pasture land may be available on request.



DO NOT SCALE

All Dimensions in Millimetres unless specified otherwise and subject to verification on site.



DAKIN BROOK FARM  
LANE HEAD ROAD  
CAWTHORNE  
**PROPOSALS**



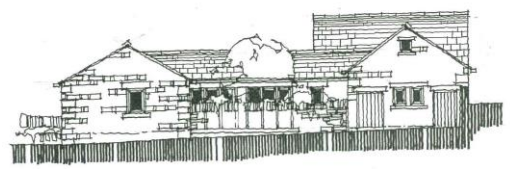
**Chris Carr Associates**  
ARCHITECTS

6A Eastgate, Burnley ST9 2EP  
Tel: (01282) 28279 Fax: (01282) 28794

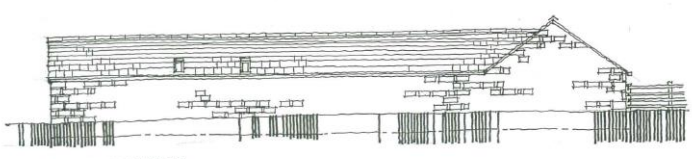
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DWG. No.:	P 1	Rev.:	

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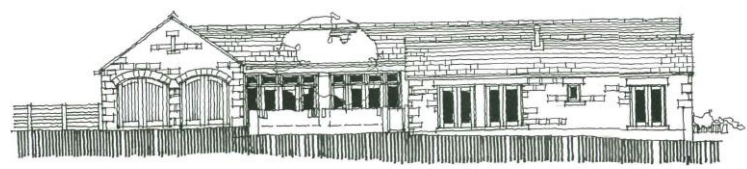
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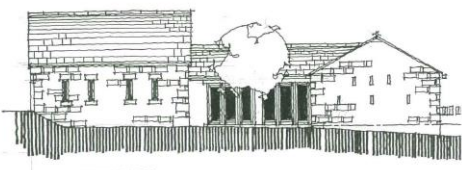
**EAST ELEVATION**



**NORTH ELEVATION**



**SOUTH ELEVATION**



**WEST ELEVATION**

**MATERIALS & FINISHES.**

**ROOFING:** All roofs to be clad with Greys artificial stone slates laid in diminishing courses with matching ridging bedded in cement mortar.

**WALLS:** All new stone walls to be in reclaimed natural stone laid in parallel courses and to match the existing stone on site. All pointing in cement/sand lime mortar brushed flush with the surrounding stonework to expose the grit aggregate.

**RAINWATER GOODS:** All gutters to be in cast aluminium with pre finished black coating supported on simple steel brackets and connecting to circular rainwater pipes with boss connectors at 2.0 m centres and with standard shoes to discharge over rainwater gullies.

**DOORS & WINDOWS:** All external primary to be in dark stained hardwood with frames set a minimum of 100 mm in recess to surrounding stonework. All external doors and dummy doors to be vertically boarded.

**HARD LANDSCAPE:** All flag paths and terraces to be laid with marble chert or artificial stone flags and parking area in logical artificial stone sets. All other paths in gravel. Boundary walls to enclose the courtyard spaces and private garden to be in natural stone dry stone walling with random toppers.

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**GRANT OF PLANNING PERMISSION**

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2007/1236

**To** Chris Carr Associates  
6A Eastgate  
Barnsley  
S70 2EP

**DESCRIPTION** Conversion of 2 single storey buildings into 1 dwelling including construction of a link extension.

**LOCATION** Daking Brook Farm, Lane Head Road, Cawthorne, Barnsley, S75 4AL

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 20 July 2007 and described above.

The approval is subject on compliance with the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
**Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.**
- 2 The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless prior written consent has been given by the Local Planning Authority to any variation.  
**Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.**
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwelling which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out.  
**Reason: To safeguard the privacy and amenities of the occupiers of adjoining residential property.**

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.

Signed  
Assistant Director, Planning and Transportation

Dated 06 September 2007

Planning and Transportation Service  
PO Box 604, Barnsley, S70 9FE

Telephone: 01226 - 772000  
Fax: 01226 - 772591

- 4 Prior to the commencement of development, the polytunnel and fowl shed together with the hardstandings shall be removed as detailed in Appendix F of the Design and Access Statement.

**Reason: In the interests of visual amenity of the Green Belt in accordance with Policy GS9.**

- 5 The alterations to the external appearance of the buildings shall be made good using materials matching those of the existing building.

**Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards**

**Reason(s) for Granting Permission**

- 1 Visual amenity - Policy GS9      The proposal complies with Policy GS8A in that the development does not cause any significant harm to the visual amenity of the Green Belt.

## **NOTES:-**

### **Appeals to the Secretary of State**

If you are aggrieved by the decision of the Council to grant permission for the proposed development subject to conditions then you can appeal to the Secretary of State for the Environment, Transport and Regions under Section 78 of the Town and Country Planning Act. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

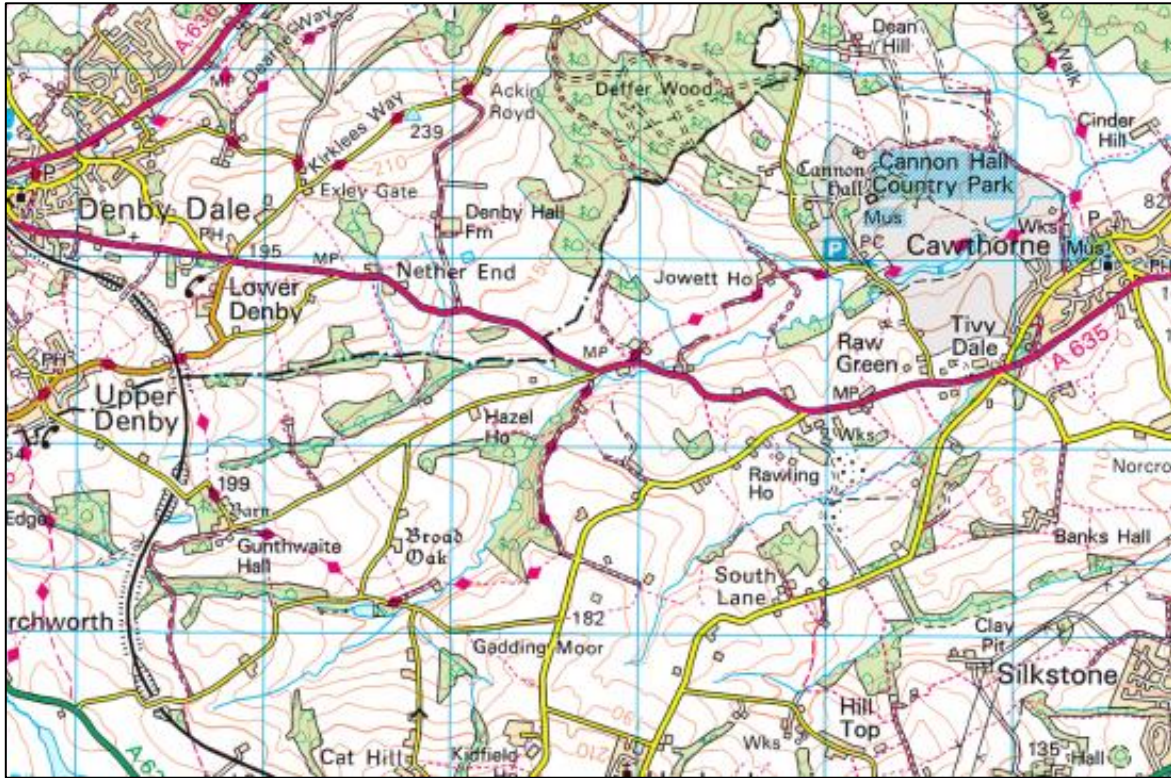
The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions giving under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

### **Purchase Notices**

If either the Local Planning Authority or the Secretary of State for the Environment, Transport and Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

### **Compensation**

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference to the application to him. These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.



### **IMPORTANT NOTICE**

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.
8. 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



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