



The Barn adj. The Cock Inn, Birdwell Residential Conversion Opportunity

THE WALK, BIRDWELL, BARNSLEY, SOUTH YORKSHIRE



The Barn

The Walk, Birdwell, Barnsley, South Yorkshire

Wilbys are pleased to offer to the market, this traditional stone barn with approved Planning Permission for conversion into a residential dwelling set in 0.83 acres of paddock and garden land.

The Barn is situated to the rear of The Cock Inn, on the western outskirts of the village of Birdwell. The property is adjacent to the M1 motorway.

A copy from the Ordnance Survey shows the approximate boundaries of the property extending to 0.83 acres (0.34 hectares) or thereabouts, edged in red, for identification purposes only.

DESCRIPTION:

The barn comprises a two-storey property of stone construction under a tiled roof. There is a small cart shed/store adjoining the property which is also stone construction under a metal sheet roof.

To the north and south of the barns are enclosed grass fields which have previously been used as pony paddocks. These are fenced with mature trees.

The Barn has a right of access running to the side of The Cock Inn public house as shaded brown on the plan enclosed.

PLANNING:

The barn has Approved Planning Permission, Planning Reference 2023/0349 for conversion into one dwelling. The proposal includes a large lounge and kitchen/diner to the ground floor with four bedrooms to the first floor, as identified on the plans enclosed.

The planning permission includes a requirement for a three metre acoustic fence to be erected on the land to lessen the noise from the M1 motorway.

VIEWING

Viewing is strictly by prior appointment through the Wilbys office. Please telephone 01226 299221 to speak to a member of the Agricultural Department.

TENURE

The property is offered for sale freehold with vacant possession upon completion.

SERVICES

We understand a mains electricity and water supply would be available to the property although Purchasers are advised to make their own enquiries.

TRAVELLING

From Junction 36 of the M1 motorway take the exit signposted Birdwell, A61. At the roundabout continue onto the A61, Sheffield Road. After approximately 0.3 miles turn left onto The Walk. Follow The Walk for a further 0.3 miles before turning left, signposted The Cock Inn. On entering the car park turn immediately left and proceed along the track to the side of The Cock Inn, as shown shaded brown on the plan enclosed.

MORTGAGE PROCEDURE

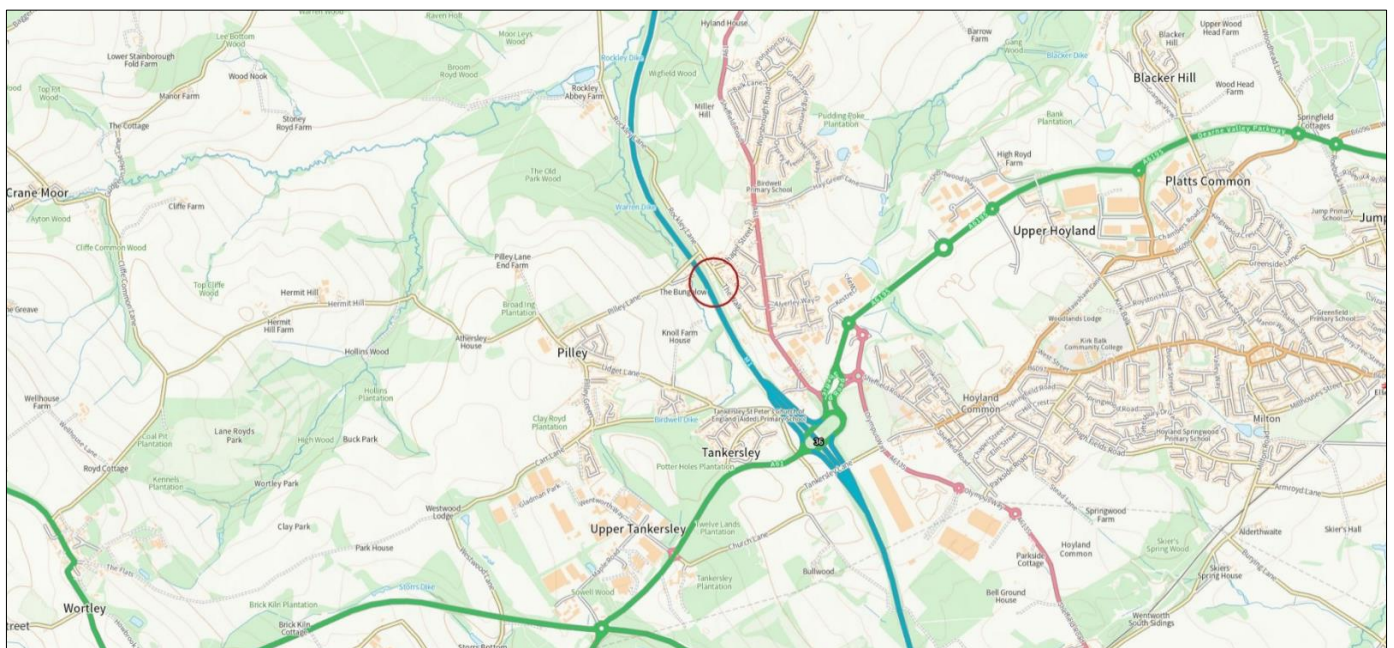
If you wish to make an offer on this property before contacting a Financial Advisor or Solicitor you should make your offer to our office to avoid any delay and the possibility of a sale being agreed to other interested parties. Under the Estate Agents Act 1991 you will be required to give us your financial details to enable us to qualify your ability to purchase before we can recommend your offer to our sellers. Offers may be made by visiting our office or by telephone on 01226 299221.

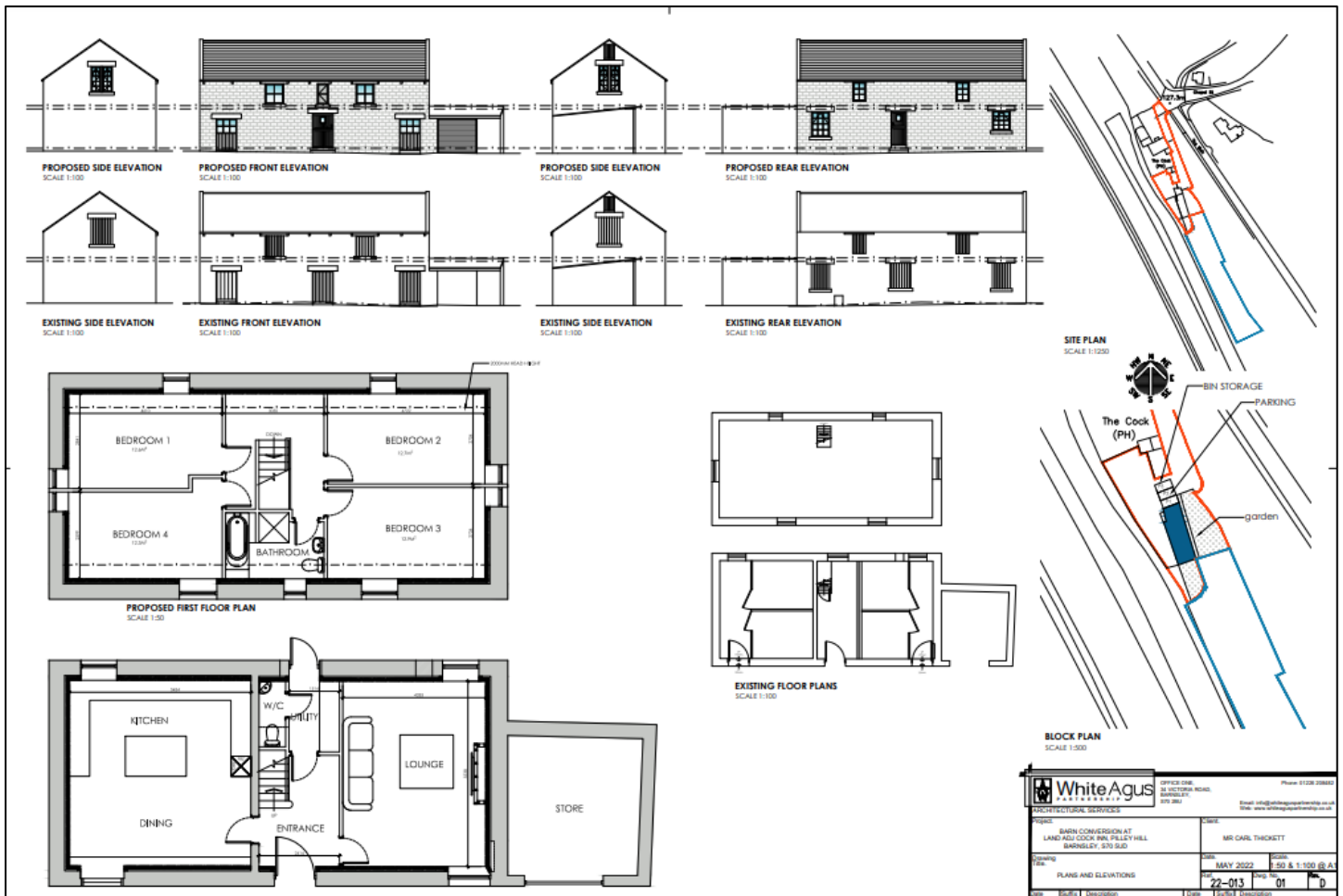
MONEY LAUNDERING REGULATIONS

In order to proceed with a sale, a Purchaser will be required to provide Proof of Identity, Proof of Address and Proof of Funds.

WEBSITE ADDRESS

Details of all the properties currently on offer through Wilbys can be viewed on Wilbys.net, OnTheMarket.com or by using the search feature within Rightmove.co.uk. The UK's No. 1 property website.





IMPORTANT NOTICE

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 contract.

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Project:	BARN CONVERSION AT LAND ALL COCK INN, PILEY HILL, BARNLEY, WF10 1BD	Client:	MR CARL THORNTON
Planning File:		Date:	MAY 2022
Scale:	PLANS AND ELEVATIONS	Scale:	A3 @ 1:100 @ A
Rev:	01	Drawn:	01
Rev:	01	Check:	01



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MES/T3/24

50 m
Scale 1:1250 (at A4)

