



EXCELLENT & PRODUCTIVE GRASSLAND

High Bank Lane, Millhouse Green

OFFERED FOR SALE BY PRIVATE TREATY

Guide Price: £50,000

Contact Tim Scourfield or Megan Scourfield

WILBYS

CHARTERED SURVEYORS

PRODUCTIVE GRASSLAND

High Bank Lane, Millhouse Green, Sheffield

A rare opportunity to acquire a parcel of grassland extending to 5.13 acres (2.08 hectares) on the outskirts of the village of Millhouse Green, near Penistone, Sheffield, South Yorkshire.

The land is separated into two fields, laid to grass and bordered by dry stone walls. Previously used for cattle grazing the land would be ideal for use as a pony paddock or suitable for livestock grazing.

Location and Directions: The land is located on the northern outskirts of the village of Millhouse Green, Sheffield, South Yorkshire. Access to the land is available from High Bank Lane from Royd Moor Hill – to the east of the viewing platform.

Nearest Postcode: S36 9NY

What3Words:

Access: headlight.crockery.package

Fields: curtain.teaching.procured

Tenure & Possession: The land is offered for sale freehold and vacant possession will be provided upon completion.

Method of Sale & Costs: The land is offered for sale by Private Treaty.

In addition to the purchase price, the Purchasers shall make a contribution to towards the Vendor's Solicitors costs in the sum of £500 plus VAT and a contribution towards the Agents costs of £500.00 plus VAT.

Access: Access is available direct from High Bank Lane. From Millhouse Green take Royd Lane north and continue around the sharp left hand bend. Turn right onto Slant Gate following the road as it becomes High Bank Lane.

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

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

Overage Provision: The sale of the land will not be subject to any overage provisions.

Plans: The enclosed plans have been prepared for identification purposes only. The land included within the sale is edged red.

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.

Measurements & Other Information: 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.

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 will be strictly by prior appointment with the Vendor's Agent. All viewings to be conducted during daylight hours only.

Prospective Purchasers view the property entirely at their own risk. We politely request that due to Health and Safety reasons, children and pets are not taken to view 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.

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.

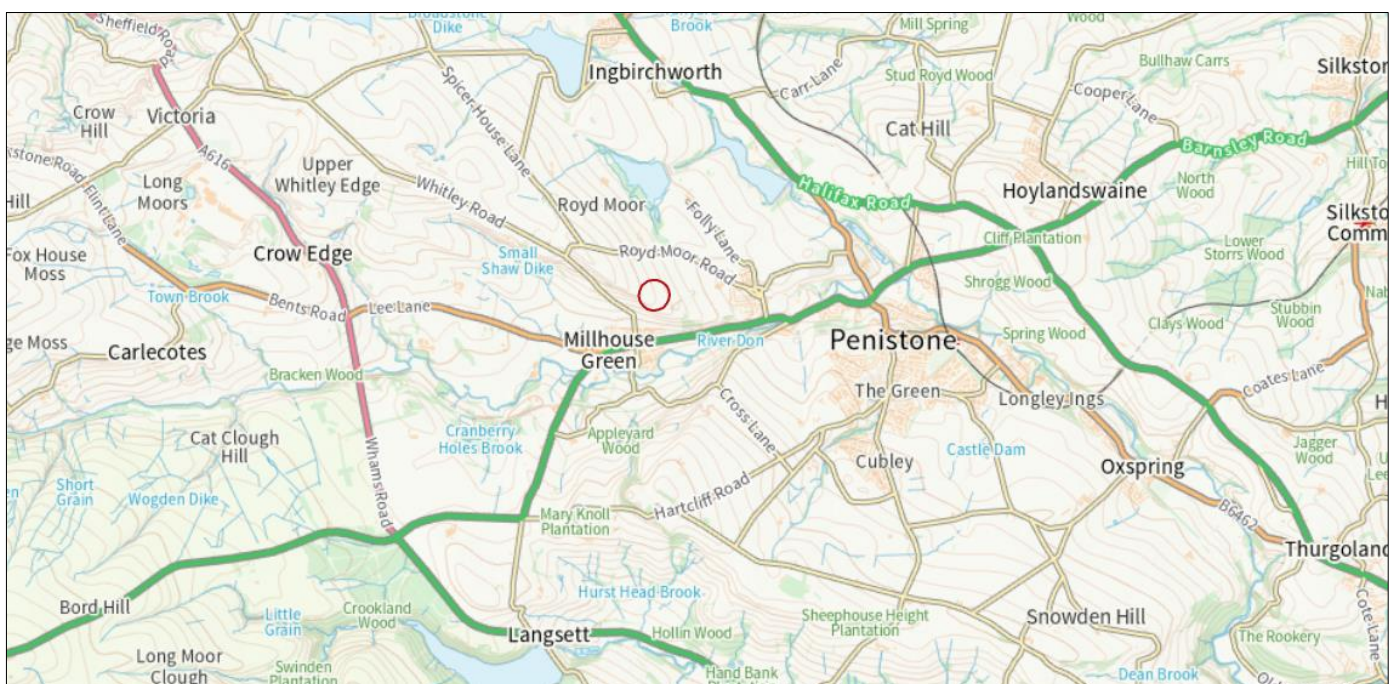
All measurements, areas and distances quoted are approximate only.

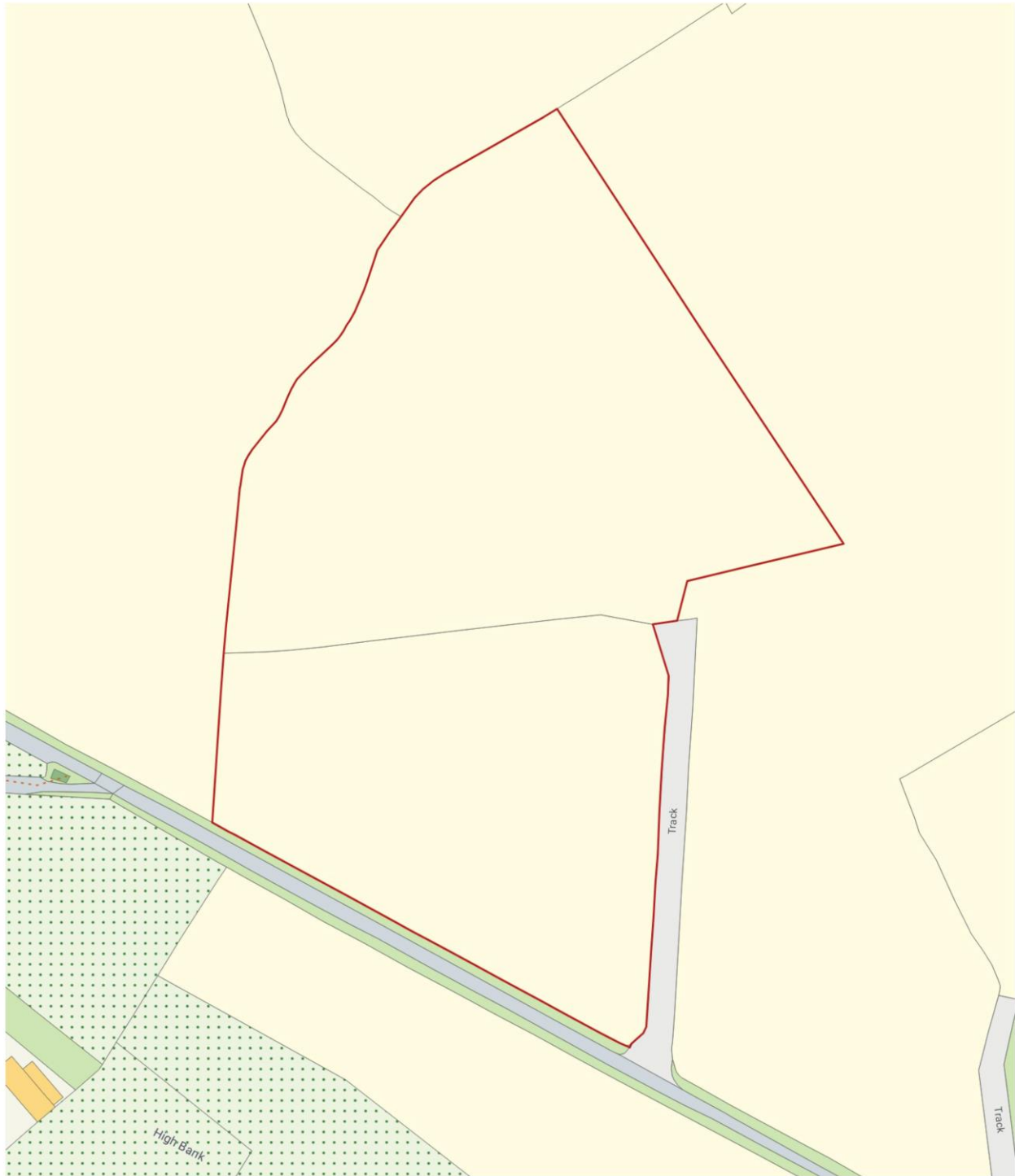
Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.

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.





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50 m
Scale 1:1250 (at A4)

