



**LAND AT SHAFTESBURY STREET
STAIRFOOT
BARNSELY
SOUTH YORKSHIRE**

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £30,000

WILBYS

CHARTERED SURVEYORS

AMENITY LAND / ALLOTMENT

Shaftesbury Street, Stairfoot, Barnsley, S70 3PU

OFFERS IN THE REGION OF: £30,000

Wilbys are pleased to offer to the market this rare opportunity to acquire an allotment site with possible planning potential situated within Stairfoot on the outskirts of Barnsley.

Accessible direct from Shaftesbury Street, this 319m² (0.08 acres) allotment site provides excellent scope for development, being allocated within the Urban Fabric upon the Barnsley Council's adopted Local Plan. The land previously housed a building which has since been cleared.

Location and Directions: The land is accessed direct from Shaftesbury Street, Stairfoot, Barnsley and will be indefinable by a Wilbys sale board.

Nearest Postcode: S30 3PU

What3Words: ///fakes.whips.safely

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

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

Costs: In addition to the purchase price, the Purchasers shall make a contribution towards the Vendor's Solicitors costs in the sum of £1,000 plus VAT and a contribution towards the Agents cost of £1,000 plus VAT.

Services: The land is not currently connected to any services. We would advise all potential purchasers to make their own enquiries as to the suitability and availability of any services.

Local Authority Barnsley Metropolitan Borough Council, 1 Westgate, Barnsley, South Yorkshire S70 2DR

Overage Condition: The sale of the land will be subject to an overage provision whereby the Vendor reserved 25% of any uplift in value for a period of 40 years as a result of obtaining planning permission for alternative uses.

Boundaries, Plans, Areas, Schedules and Disputes: The enclosed plans have been prepared for identification purposes only. The land included within the sale is edged red.

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 at any reasonable time during the hours of daylight in possession of a copy of these particulars.

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.

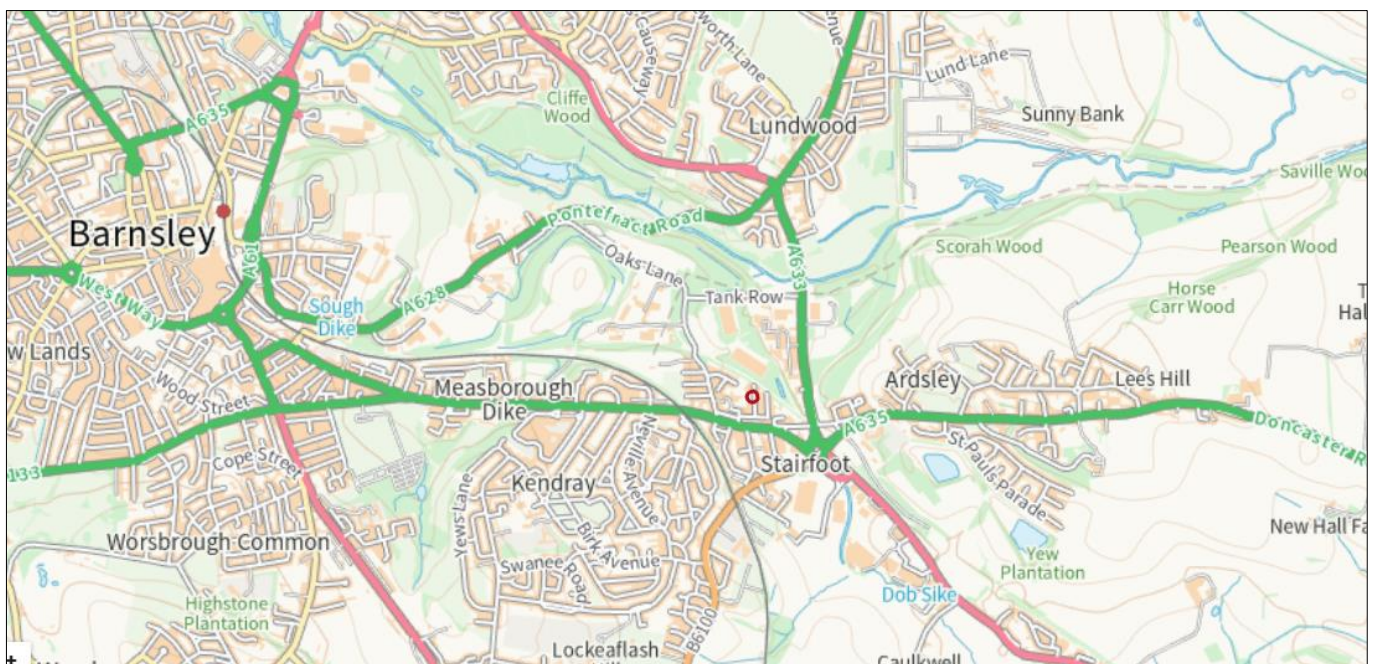
All rents and prices quoted are exclusive of VAT, unless otherwise stated.

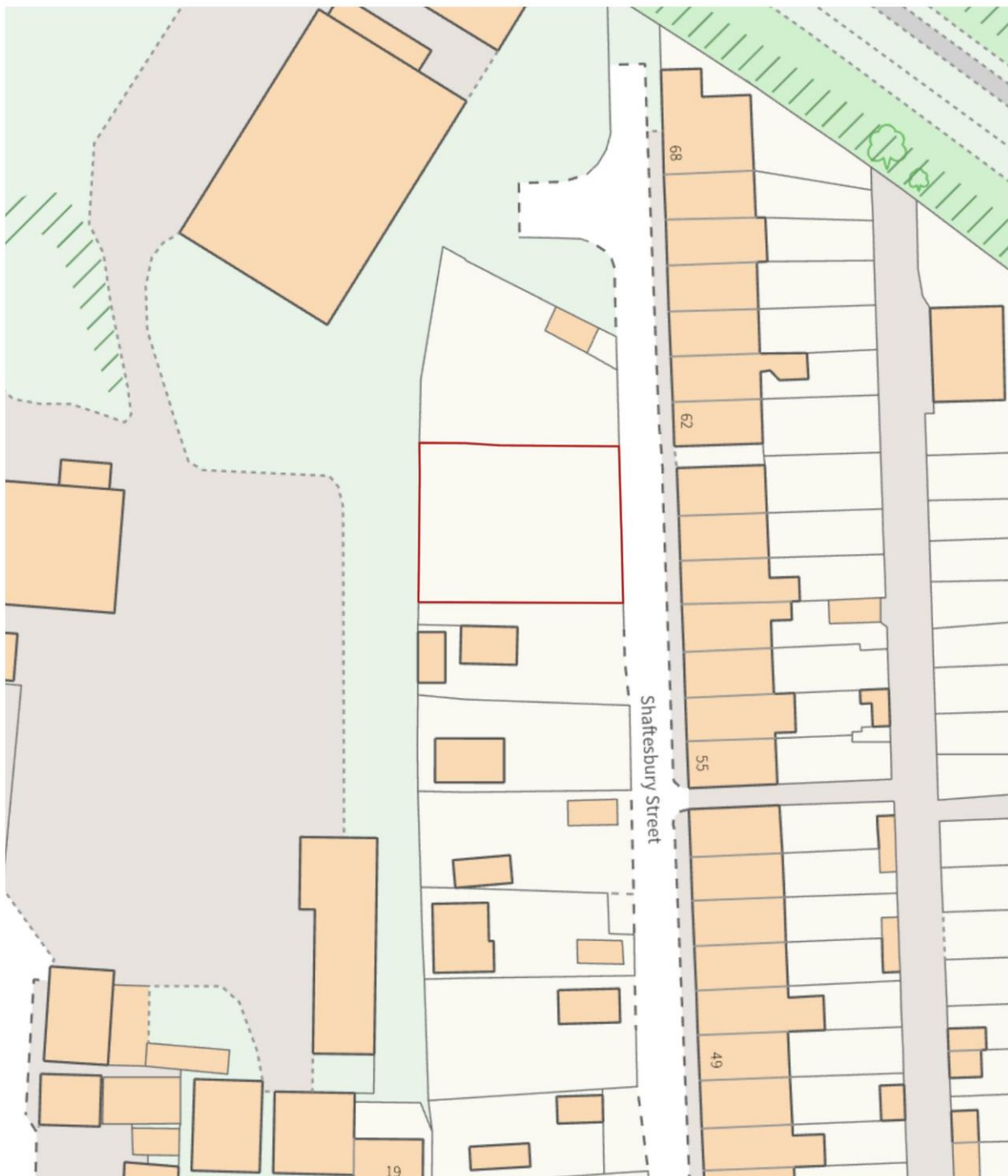
All measurements, areas and distances quoted are approximate only.

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.





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MES/C9/24

10 m
Scale 1:500 (at A4)

