

WHOLE SITE  
35.5 ACRES

**Whole Site, Weet Shaw Lane, Cudworth**  
Barnsley

**BEST AND FINAL OFFERS OVER £510,000**





## Whole Site, Weet Shaw Lane

Cudworth, Barnsley

WE OFFER THIS SITE FOR SALE BY THE BEST AND FINAL OFFERS METHOD. ALL BIDS TO BE SUBMITTED IN WRITING TO OUR BARNSELY OFFICE NO LATER THAN 12 NOON ON FRIDAY 15TH DECEMBER 2023 \*\*\*Mount pleasant farm a 35.5-acre small holding offered for sale in four lots or as a whole. Lot 1 a bungalow needing significant restoration with stack yard, barn and hard standing area sat in approximately 1.6 acres and is for sale by the best and final offers method, best and final offers over £200,000. Lot 2 an adjoining paddock measuring approximately 2.4 acres, best and final offers over £40,000. Lot 3 a large field adjoining lot 1 and 2 approximately 16 acres, best and final offers over £120,000. Lot 4 is a very large and impressive holding of agricultural land and is approximately 15.6 acres and good road frontage onto Shaw Lane and is best and final offers over £150,000. Alternatively purchase the whole site for best and final offers over £510,000. Please note that all bids are to be submitted to the selling agent's office no later than 12 noon on Friday the 15th of December 2023.

- WHOLE SITE IS 35.5 ACRES
- AGRICUTURAL LAND
- BUNGALOW IN NEED OF RENOVATION
- BEST AND FINAL OFFERS OVER £510,000





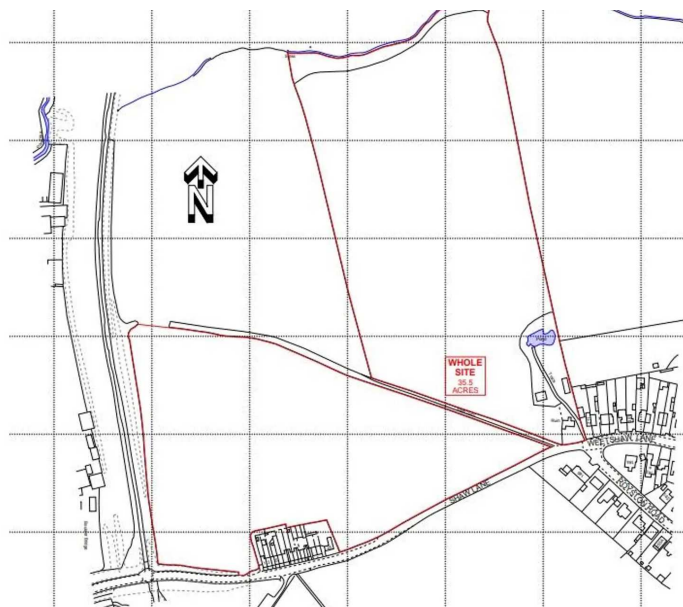


### ADDITIONAL INFORMATION

We are informed by the vendor that the property is Freehold. It should be noted that the fields will be sold with an uplift clause this is 30% over a 30 year period, 30% of the value over and above the purchase price paid if the fields were ever to achieve planning consent for development be it residential or commercial. Lot 1 is not subject to an overage clause with regards to the bungalow or barn but remaining areas of land within lot 1 are subject to the uplift clause.

### SERVICES

All interested parties should make their own enquiries with regards to the connections of services.













## ADDITIONAL INFORMATION

The EPC rating is D-66 and the council tax band is C and we are informed by the vendor that the property is Freehold.

## VIEWING:

For an appointment to view, please contact the Barnsley Office on 01226 731730

## BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

## COPYRIGHT

Unauthorized reproduction prohibited.

## FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES  
FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

## MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available. Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage. For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

## OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm



## Simon Blyth Estate Agents

Template to use

The Business Village, Barnsley Business & Innovation Centre  
Innovation Way - S75 1JL

01226 731730

barnsley@simonblyth.co.uk

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731 730	01977 800259	0113 4689331	01422 41 7000