



**27.50 Acres (11.13 Ha) of Land at Shafton, Barnsley**

**StephensonsRural**

**SR**  
Est. 1871





# 27.50 Ac (11.13 Ha) Grassland on the edge of the village of Shafton, Barnsley

## Guide Price £220,000

### Location

The land is located on the north east edge of the village of Shafton. The village is located approximately 5 miles north east of Barnsley and 9 miles south of Wakefield.

### Description

The land comprises of 2 fields, extending in total to approximately 27.50 acres (11.13 hectares). There is a dyke splitting the 2 fields.

### What3Words///

///arrive.panoramic.heaven

### Tenure

Freehold with vacant possession on completion.

### Access

The land is accessed via Blacker Ln accessed off Hawthorne Street north east of Shafton.

### Services

We are unaware of any services on the Land.

### Environmental Stewardship Scheme

We are unaware of any Environmental Schemes on the Land.

### Nitrate Vulnerable Zone (NVZ)

The property does lie in a Nitrate Vulnerable Zone.

### Wayleaves & Easements

The land is sold subject to all wayleaves and easements whether mentioned in these particulars or not. There is a Northern PowerGrid overhead line that runs through the field.

### Rights of Way

The property is sold subject to all rights of way, public or private, whether mentioned in these sales particulars or not. There are two public footpaths that run through the fields.

Blacker Lane is a publicly adopted highway and the Land has a right of access over the end of Blacker Lane which provides access into the Land.

### Viewing

By appointment from the Agents only. Please note that if you have downloaded these particulars from our website you must contact the office to register or you will not be included on further mailings regarding this sale. Please also register at [www.stephenson.co.uk](http://www.stephenson.co.uk) for regular updates.

### Local Authorities

Wakefield Council, Town Hall, Wood Street, Wakefield  
Tel: 0345 850 6506

Barnsley Metropolitan Borough Council, 1 Westgate, Barnsley  
Tel: 01226 770770

The plans, areas and measurements provided are for guidance and subject to verification with the title deeds. It must be the responsibility of any prospective purchaser to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.

It is understood that the property is not assessed for VAT and any offers made are on the basis that VAT will not be charged on the purchase price.

The Property is offered for sale by Private Treaty. The Vendor reserves the right to conclude the sale by any means.

£220,000

The Agent must comply with Anti-Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

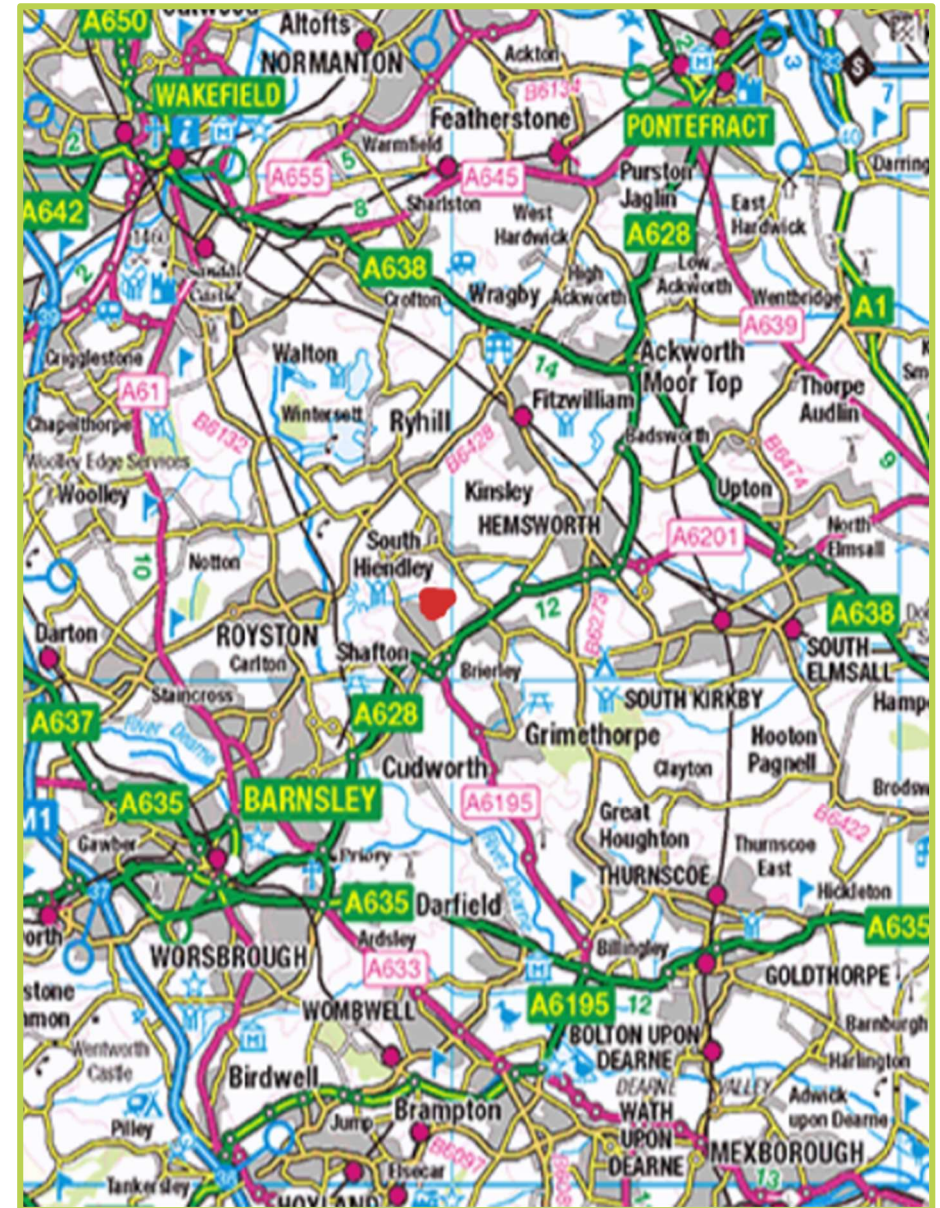
Rollits LLP Solicitors, Forsyth House, Alpha Court, Monks Cross Dr, Huntington, York  
YO32 9WN

Tel: 01904 625790

NG Ref	Description	Area	
		Ac	Ha
6361	Grass	19.54	7.91
7565	Grass	7.96	3.22
<b>Total:</b>		<b>27.50 Ac</b>	<b>11.13 Ha</b>

For further information please contact:

Sarah Hogg MRICS FAAV	Johnny Cordingley MRICS FAAV
e: <a href="mailto:sarah.hogg@stephenson.co.uk">sarah.hogg@stephenson.co.uk</a>	e: <a href="mailto:jc@stephenson.co.uk">jc@stephenson.co.uk</a>
t: 07967 216 989	t: 01904 489 731







#### Consumer Protection from Unfair Trading Regulations 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inference drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries. Stephenson's Rural for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Stephenson's Rural has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

**SR**  
Est. 1871

York Auction Centre, Murton  
York YO19 5GF  
t: 01904 489731  
e: [enquiries@stephenson.co.uk](mailto:enquiries@stephenson.co.uk)  
[stephenson.co.uk](http://stephenson.co.uk)



**Stephenson'sRural**