

**A delightfully situated detached cottage in an idyllic rural position overlooking open countryside and providing tremendous scope for renovation/redevelopment**



**CROFT COTTAGE  
CHURCH LANE  
HIGH HOYLAND  
BARNSELY  
S75 4BJ**

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FOR SALE BY PUBLIC AUCTION  
ON WEDNESDAY 29<sup>th</sup> JULY AT 7PM

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**GUIDE PRICE: £450,000 - £550,000**

Viewing arrangements can be made by appointment through our Agricultural Department on 01226 299221 or [agricultural@wilbys.net](mailto:agricultural@wilbys.net)

# CROFT COTTAGE

## CHURCH LANE, HIGH HOYLAND, BARNSELY, SOUTH YORKSHIRE

Occupying a quiet rural position with glorious views, this detached cottage is ideally placed for access to the M1 and South and West Yorkshire conurbations.

Requiring a scheme of renovation or offering the possibility for re-development, this stone cottage, with adjacent stables buildings provides a rare opportunity within the village of High Hoyland.

The property is detailed within the Barnsley Metropolitan District Council Local Plan as 'safeguarded'.

**Description & Accommodation:** Comprising a detached house, with two stables blocks, garaging and front, side and rear gardens, the house has the following accommodation:

Front Entrance Door to Hallway; Dining Room; Kitchen; Utility Room; Living Room; Sun Room; Office; Master Bedroom with dressing area and two further Bedrooms.

**Location and Directions:** The property is situated on the north eastern outskirts of the village of High Hoyland as identified on the plans enclosed.

Postcode: S75 4BJ  
What3Words: ///leaflet.northward.scatters

**Tenure & Possession:** The property is to be offered Freehold with the benefit of vacant possession upon completion.

**Method of Sale:** The property is offered for sale by Public Auction being conducted on Wednesday 29<sup>th</sup> July 2026 at Silkstone Golf Course, Elmhirst Lane, Silkstone, Barnsley, South Yorkshire S75 4LD.

**Auction Procedure:** The successful purchaser will be required to sign the sale contract and pay a deposit of 10% of the hammer price, immediately following the sale, to the Vendor's agents. Completion of the contract will be 28 days thereafter.

In addition to the purchase price, the Purchasers will be required to pay search fees (costs to be confirmed) together with auction fees of £2,000 plus VAT, payable upon completion.

Purchasers are required to register their interest prior to the auction.

**Auction Pack:** An Auction Pack will be available at least seven days prior to the date of Auction. Please contact Wilbys to arrange access.

**Special Conditions of Sale:** The property will be sold subject to the Special Conditions of Sale, copies of which may be inspected at the Vendor's Solicitors or Auctioneers offices seven days prior to the date of the sale.

**Services:** The property is connected to mains water and electric with septic tank drainage. Croft Cottage has oil fired central heating although this is currently not in working order.

**Local Authority**

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

**Solicitors:**

Eaton Smith Solicitors – Ms Hayatun Barker  
 14 High Street, Huddersfield, West Yorkshire, HD1 2HA  
 Tel: 01484 821432

**Plans:**

The enclosed plans have been prepared for identification purposes only. The property 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 prior to auction.

In order to bid at a Wilbys auctions you will be required to complete an Auction Registration Form, and provide Proof of Identification and Proof of Residence.

**Energy performance Certificate:**  
(full EPC available online)

Croft Cottage Church Lane High Hoyland BARNSELY S75 4BJ	Energy rating <b>E</b>	Valid until: <b>16 June 2036</b>
		Certificate number: <b>2300-1614-0022-0690-3763</b>





### **IMPORTANT NOTICE**

1. 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.
2. All rents and prices quoted are exclusive of V.A.T., unless otherwise stated.
3. All measurements, areas and distances quoted are approximate only.
4. 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.
5. Location plans, if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced. Items in photographs, where provided, are not necessarily included in the disposal.
6. 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 solicitors.
7. 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. Wilbys and their Vendors reserve the right to offer any lot in whatever order they feel fit and to remove any lot from the auction at any time without prior notification.



## Floor Plan:

Croft Cottage, Church Lane, High Hoyland, Barnsley S75 4BJ



Floor plans are for identification purposes only.  
All measurements are approximate.  
Produced by A.S. Built Energy Surveys

## Location Plan:



For more information, please contact Wilbys Agricultural Department on 01226 299221 or email [agricultural@wilbys.net](mailto:agricultural@wilbys.net)

