OF INTEREST TO DEVELOPERS, BUILDERS, SELF BUILDERS ETC

An attractive site with Outline Planning Permission for 4 units and a large terrace cottage in a lovely old centre of a highly regarded village on the West of Barnsley, approximately 2 miles from junction 37 of the M1 motorway at Dodworth.

RESIDENTIAL DEVELOPMENT SITE & ADJACENT TERRACE COTTAGE
50 High Street, formerly a fish and chip shop.

AT HIGH STREET
SILKSTONE
BARNSLEY
S75 4JP

FOR SALE AS A WHOLE OR IN TWO LOTS

GUIDE PRICES:
THE SITE: £330,000
50 HIGH STREET: £95,000

The cottage may be viewed by appointment through our Residential Department on 01226 299221. The site may be viewed at any reasonable time during the day in possession of a copy of these particulars.
PHOTO GALLERY

FIRST FLOOR KITCHEN  SHOWER ROOM

FRONT BEDROOM (OVER 50)  FRONT BEDROOM (OVER 48)

SIDE / REAR
RESIDENTIAL DEVELOPMENT SITE  
OFF HIGH STREET  
SILKSTONE

The site is located in the heart of the village immediately off High Street close to the well known landmark of the picturesque village church and abuts the Silkstone wagon roadway at the rear.

A copy of the Outline Planning Permission is also attached, issued by Barnsley Metropolitan Borough Council, application number 2014/0383 20 on 29th August 2014, granting permission for the erection of four units, i.e. a pair of two bedroom semi detached houses and two detached houses, subject to compliance with conditions in the approval document.

A copy of the proposed site plan is attached showing the approximate boundaries of the site edged in red and the approximate boundaries of the cottage, known as 50 High Street, with the original two storey part edged in green and extending further at first floor over number 48A/B and the passage, a bedroom, kitchen and through lounge which is edged in orange.

The enclosed floorplan for the cottage gives an idea of its spacious size, requiring modernisation and scope to reconfigure the accommodation, it was formerly used as a fish and chip shop until 2000. The cottage offers scope to divide into two self contained units, if so it would involve the buyer in erecting an external staircase, the approximate position shown in purple, subject to their own planning approval. A provision in the sale contract for the land will be provided if sold separately. Outside, the cottage will include a small area of the roadway immediately at the rear.

The partially double glazed and partially gas centrally heated accommodation comprises:

**FORMER SHOP 12’10” X 11’1”** fronting High Street and having a PVC double glazed window and external door

**DINING KITCHEN 13’11” X 9’8”** including alcoves, having a wall mounted gas fire, opening into an extension of 8’5” X 3’9” with base unit, worktop, stainless steel sink unit and PVC double glazed window overlooking the rear. Access to the cellar 11’ X 6’ with stone flagged floor and cold slab table

**REAR ENTRANCE LOBBY** single glazed with access to a toilet

Door from dining room to staircase rising to the

**FIRST FLOOR**

**LANDING** with central heating radiator and loft access

**FIRST BEDROOM 12’11” X 10’11”** including the alcoves, with PVC double glazed window and central heating radiator

**SHOWER ROOM 9’8” X 6’7”** with suite comprising tiled shower cubicle with Mira shower, pedestal wash hand basin, low flush toilet, including a linen/boiler cupboard and with single glazed window

(Rest of accommodation over 48 High Street and passage)
FRONT BEDROOM 14’1” X 10’2” including fitted store cupboards, central heating radiator and PVC double glazed window

KITCHEN 13’11” X 10’5” with fitted base and wall units, stainless steel sink unit and drainer, rear facing window, four plate electric hob and central heating radiator

LOUNGE 21’1” X 9’8” with gable and rear windows, stone fireplace and central heating radiator

GENERAL INFORMATION

TENURE AND SITE PLAN

The site edged in red on the plan is in part covered by an absolute freehold title (at the front) and in part possessory freehold title for some of the land at the rear. The accommodation at the cottage known as 50 High Street, edged in green on the same plan, extends over number 48 and the passage. The freehold and title of number 48 is subject to a long lease of the ground and basement floors shown edged in orange. Kindly note the vendor’s solicitors will confirm the boundaries, services, tenure, rights of way etc, in the usual way and the site plan included in these particulars are not to scale.

Provision for an external staircase can be accommodated in the land sale contract for the buyer of the cottage to erect, if sold separately, subject to planning approval, approximate position shown in purple on the plan.

CENTRAL HEATING

The cottage has a partial gas fired system served by a wall mounted Baxi boiler located in the shower room cupboard.

FIXTURES & FITTINGS

Only the items specifically mentioned within these particulars are included in the sale.

SERVICES

All the usual mains services are understood to be within the vicinity, however, prospective purchasers are advised to make their own enquiries of the utility companies to check that of those services that are available they will meet with their development needs.

RIGHTS OF WAY

A right of way exists for the cottages 48, 50, 52, 54 and 56 High Street through the passage and over the rear roadway. Number 52 will also have a right of way over the new entrance drive with access onto the roadway to the rear of the cottages.

TRAVELLING

Proceed out of Barnsley over the A628 Dodworth/Manchester Road, over the Dodworth/Junction 37 intersection of the M1 motorway, take last exit on to Whinby Road, the Dodworth bypass. Continue on the main road, pass The Fairway Hotel, Silkstone Golf Course and at the end of Silkstone bypass turn right on to High Street into the village. The development site and number 50 High Street are located some 350 yards on the right hand side and can be identified by our sale board.
WEBSITE ADDRESS

Details of all the properties currently on offer through Wilbys can be viewed on www.wilbys.net or by using the search feature within Rightmove.co.uk. the UK’s No. 1 property website.

MORTGAGE PROCEDURE

If you wish to make an offer on this property before contacting a Financial Advisor or Solicitor you should make your offer to our office to avoid any delay and the possibility of a sale being agreed to other interested parties. Under the Estate Agents act 1991 you will be required to give us your financial details to enable us to qualify your ability to purchase before we can recommend your offer to our sellers. Offers may be made by visiting our Eastgate Office or by telephone on 01226 299221.

MONEY LAUNDERING REGULATIONS

In order to proceed with a sale we will need confirmation of Identity and Proof of address.

FREE VALUATION

If you have a property to sell our Residential Sales Manager, Mr Mark Farmer, or our Valuer, Paul Salkeld will be pleased to arrange an appointment to give you a market valuation and advice. The advisory service is free and without obligation.

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 VAT, 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 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.

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 solicitor.

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.
ENERGY PERFORMANCE CERTIFICATE FOR 50 HIGH STREET

Energy Performance Certificate

50, High Street, Silkstone, BARNSLEY, S75 4JP

Dwelling type: Mid-terrace house
Reference number: 2188-1949-7299-3904-4944
Date of assessment: 28 November 2014
Type of assessment: RdSAP, existing dwelling
Date of certificate: 28 November 2014
Total floor area: 108 m²

Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

<table>
<thead>
<tr>
<th>Over 3 years you could save</th>
<th>£ 3,510</th>
</tr>
</thead>
</table>

Estimated energy costs of this home

<table>
<thead>
<tr>
<th>Category</th>
<th>Current costs</th>
<th>Potential costs</th>
<th>Potential future savings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lighting</td>
<td>£ 219 over 3 years</td>
<td>£ 219 over 3 years</td>
<td></td>
</tr>
<tr>
<td>Heating</td>
<td>£ 2,970 over 3 years</td>
<td>£ 1,902 over 3 years</td>
<td></td>
</tr>
<tr>
<td>Hot Water</td>
<td>£ 321 over 3 years</td>
<td>£ 231 over 3 years</td>
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<tr>
<td>Totals</td>
<td>£ 3,510</td>
<td>£ 2,352</td>
<td></td>
</tr>
</tbody>
</table>

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

<table>
<thead>
<tr>
<th>Recommended measures</th>
<th>Indicative cost</th>
<th>Typical savings over 3 years</th>
<th>Available with Green Deal</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Internal or external wall insulation</td>
<td>£4,000 - £14,000</td>
<td>£ 884</td>
<td>✔</td>
</tr>
<tr>
<td>2 Floor insulation</td>
<td>£600 - £1,200</td>
<td>£ 182</td>
<td>✔</td>
</tr>
<tr>
<td>3 Solar water heating</td>
<td>£4,000 - £6,000</td>
<td>£ 93</td>
<td>✔</td>
</tr>
</tbody>
</table>

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.