

**FOR SALE**

**White & Co**

CHARTERED SURVEYORS

**FORMER RECTORY WITH POTENTIAL FOR  
THE DEVELOPMENT OF AN ADDITIONAL  
SINGLE DWELLING**

**Available as "A Whole" or "In Two Parts"**

**The Former Rectory, Church Street,  
Darfield, Barnsley S73 9JX**



**0114 279 2806**

[www.whiteandcosurveyors.com](http://www.whiteandcosurveyors.com)

**DESCRIPTION**

The property comprises a detached Former Rectory of some 1880's origins, standing within extensive hard and soft landscaped garden areas. The garden area to the north east has the benefit of Pre-application Planning Advice, indicating that this part of the site is considered to be suitable for the development of an additional, single detached house, subject to planning permission. A copy of the Pre-application Planning Advice is available upon request. The property is available as "A Whole" or "In Two Parts", with Lot 1 comprising the Former Rectory and Lot 2 comprising the landscaped garden areas to north east of the Rectory, having redevelopment potential as shown on the attached Plan.

**LOCATION**

The property stands on Church Street close to the local centre of Darfield and is reasonably convenient for all local amenities. The site is in close proximity to All Saints Church, Darfield.

**ACCOMMODATION & SITE AREAS**

The Former Rectory has a Gross Internal Floor Area of approximately 315 Sq M (3,390 Sq Ft).

The overall site area of Lot 1 is approximately 0.22 Ha (0.55 Acres)

The overall site area of Lot 2 is approximately 0.20 Ha (0.50 Acres).

**TENURE**

The property is offered freehold with vacant possession and will be subject to the usual Ecclesiastical Restrictive Covenants which are available on request. Lot 1 will be subject to a Restrictive Covenant limiting its use to a single dwelling. Lot 2 will be subject to a Restrictive Covenant limiting its use to a single dwelling. Rights to connect to and to lay services across Lot 1 will be reserved in favour of Lot 2, with shared vehicular rights of access to the driveway head of Lot 1.

**PLANNING**

The property stands within an area within the jurisdiction of Barnsley Metropolitan Borough Council Local Planning Authority. The property stands within an area identified as "Urban Fabric" and a "Conservation Area" and is in close proximity to All Saints Church Darfield, a Grade II Listed Building. Pre-application Advice is available indicating that the grounds to the north east part of the site is considered suitable for redevelopment for a single detached dwelling, subject to planning permission. A copy of the Pre-application Planning Advice is available on request. Interested parties are advised to make their own enquiries and verifications in relation to planning aspects and must satisfy themselves in relation to any relevant planning considerations prior to submitting an offer.

**RIGHTS OF WAY, WAYLEAVES AND EASEMENTS**

The property is to be sold subject to and with the benefit of those rights of way, wayleaves and easements as may already exist and which are set out in the marketing material.

**ANTI MONEY LAUNDERING**

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.



