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FOR SALE

**ATTRACTIVE VILLAGE CENTRE PROPERTY WITH POSSIBILITIES FOR VARIOUS
RETAIL AND RESIDENTIAL USES**

2 BLACKER ROAD, MAPPLEWELL, BARNSELEY, S75 6BW



SITUATION

The property is situated at the well known and busy “four lane ends” in the centre of Mapplewell. It is a small but thriving village centre with a range of shops and business premises close by as well as a large residential catchment from Mapplewell and Staincross.

Mapplewell is about four miles from Barnsley town centre and it is well placed also for connections through to Wakefield and to the M1 intersections at junctions 37 and 38.

DESCRIPTION

This is a stone built property with a blue slate roof and brick rear elevation. It is two of an original three properties in a terrace called North View. Part of the ground floor is used as a Butchers Shop along with a range of rear outbuildings which are used for storage.

The remainder of the property offers deceptively spacious and well appointed living accommodation.

ACCOMMODATION

The accommodation is measured in accordance with the RICS Code of Measuring Practice 6th Edition. Please note that some rooms are irregularly shaped due to the angle of the gable wall.

The property has two internal staircases between the floors and there are small cellars below each half of the property though access to one cellar is blocked off.

	Description	Dimensions	Sq ft	Sq ft	Sq ft
Ground Floor					
Retail					
Shop	With fully tiled walls and floor fitted out in traditional style.	13'8" x 13'6"		185	
Residential					
Lounge	Exceptionally large room with feature bay windows and moulded cornice to ceiling.	23'9" x 13'1"	311		
Day Room	With living flame gas fire.	15'3" x 14'0"	214		
Dining Room		14'1" x 11'9"	166		
Kitchen	With boarded walls and range of white faced units, single drainer sink unit and gas hob and oven.	9'9" x 8'8"	85	776	961
First Floor					
Master Bedroom	With moulded cornice to ceiling.	25'7" x 13'7"	348		
Bedroom 2 (front)		13'8" x 12'0"	165		
Bedroom 3 (rear)	With walk in clothes lobby.	15'8" x 11'0"	172		
Bedroom 4 (rear)		14'2" x 9'10"	140		
Bathroom	Being fully tiled in dusky pink with a white suite comprising corner bath, close couple WC, vanity wash hand basin unit and shower cubicle.	9'10" x 8'9"	86		911
					1872

EXTERNAL

In front of the shop is a small forecourt and in front of the house is a small garden screened by an ancient laurel hedge. At the rear is a partially raised flagged patio area.

At the side of the building and leading around the rear is an access route over which the neighbour has a right of way for pedestrians.

Beyond the rear garden, which includes an external WC is a range of outbuildings formerly associated with the butchery business as follows:

Outbuildings	Dimensions	Sq ft
Bake house	11'10" x 7'11"	94
Open Store (Garage)	14'0" x 12'0"	170
Store 1	14'0" x 9'2"	129
Store 2	14'9" x 13'11"	206
		599

NB. A small additional outbuilding owned by a family member may be acquired on terms to be agreed.



SERVICES

Mains services comprising water, drainage, gas and electricity are connected. There is a gas fired central heating system run from an Ideal Mexico 2 boiler.

RATES/COUNCIL TAX

An extract from the Valuation Office web site www.voa.gov.uk indicates the Rateable Value under the 2010 Valuation List as follows.

Billing Authority Reference	Description	£ RV	C	Effective Date
50202025913417	SHOP AND PREMISES	3,200	N	01 Apr 2010

This assessment relates to the existing butchers shop and the rear outbuildings.

National non domestic rates for 2011/2012 are payable by the occupier by multiplying the RV by the Uniform Business Rate which is 43.3p in the £.

The living accommodation is separately assessed to Council Tax as follows:

<u>Billing Authority Reference</u>	<u>Band</u>	<u>Composite</u>	<u>Court Code</u>	<u>Effective from</u>
70202025036793	A	No		

PRICE

£175,000 (One Hundred and Seventy Five Thousand Pounds) Subject to Contract.

VIEWING

By arrangement with Chris Rowlands & Co. 01226 791984 www.chrisrowlands.co.uk

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May 2011

IMPORTANT NOTICE

Chris Rowlands & Co. as agents for the owner of the property referred to in these particulars, and for themselves and their servants, give notice that:

1. These particulars are provided as a general guide to the property and shall not hereafter become part of any offer or contract.
2. The statements made herein are provided in good faith but without any responsibility whatsoever. It is for the prospective buyer or tenant to satisfy itself by inspection or otherwise as to the accuracy and fullness of the statements made herein and must not, in entering into a contract, or otherwise, rely upon these particulars as statements or representations of fact.
3. If for any reason an interested party wishes to rely on any aspect of the particulars or any statement at any time without further investigation then such interested party should seek written confirmation from Chris Rowlands & Co. who reserve the right to charge a fee as appropriate.
4. Neither the owner, nor Chris Rowlands & Co. or their servants has any authority express or implied to make or give any representations or warranties in respect of the property.
5. In the event of any inconsistency between these particulars and the conditions of sale, the latter will prevail.
6. Chris Rowlands & Co. has not made any investigation into the existence or otherwise of any matter concerning pollution and/or potential contamination of land, air or water and neither has any structural survey been carried out. We are unable to comment as to whether the property is free from deleterious materials. Any references to condition are provided for informal guidance only and are given without responsibility. The prospective buyer or tenant is to be responsible for satisfying itself in these regards.
7. Where measurements and floor areas are stated they have been carried out using a digital measuring device and are in accordance with the RICS Code of Measuring Practice 6th Edition. Measurements and floor areas are provided in good faith for guidance purposes only and a prospective buyer or tenant should satisfy itself as to the accuracy of the measurements and floor areas stated.
8. The prospective buyer or tenant should satisfy themselves as to the status of the property for VAT purposes.