



Paw Hill House, Nether House Lane, Penistone

GUIDE PRICE: £400,000 to £450,000

Offering unrivalled potential for redevelopment, this detached stone built property requires a comprehensive scheme of renovation and redesign subject to the appropriate consents being obtained. The property sits within a plot of 0.91 acres and enjoys stunning rural views. Internally, there are currently 2 downstairs rooms and 3 upstairs rooms with additional store rooms, bathroom and 2 garages – although we expect that the next owner will redesign the property entirely. Properties of this type and location are rare to the open market and viewing is essential to appreciate all that it has to offer.

Holmfirth

38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
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Slaithwaite

Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
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Accommodation

GROUND FLOOR



Entrance Hall

With stairs to the first floor.



Dining Kitchen 17'2" x 12'

With windows to the front and sink unit.



Lounge 15'8" x 10'2"

With windows to the front.



Bathroom 7'6" x 5'9"

With three piece suite.



Dining Kitchen



Pantry 15'7" x 5'7"

With 2 windows to the rear.

**Paw Hill House, Nether House Lane,
Penistone, Sheffield, S36 9FL**



Store **13'7" x 5'11"**
With window to the rear.



Garage 2 **23'11" x 10'7"**

FIRST FLOOR

Landing



Bedroom 1 **17'2" x 12'**
With window to the front enjoying the views.



Garage 1 **17'4" x 12'9"**
With staircase to the first floor.

Store 1 **12'2" x 5'10"**
Located off bedroom 1 with window to the rear and angled ceiling.



Room 3 **17'3" x 12'6"**
With window to the front.



Bedroom 2 **15'8" x 10'2"**
With windows to the front enjoying the views.

Store 2 **15'8" x 5'7"**
Located off bedroom 2 with window to the rear and angled ceiling.



Room 3



OUTSIDE

To the front of the house there is garden area and driveway parking. At the rear is a small wooded area and to the side, there is a paddock of grazing land.



Aerial View

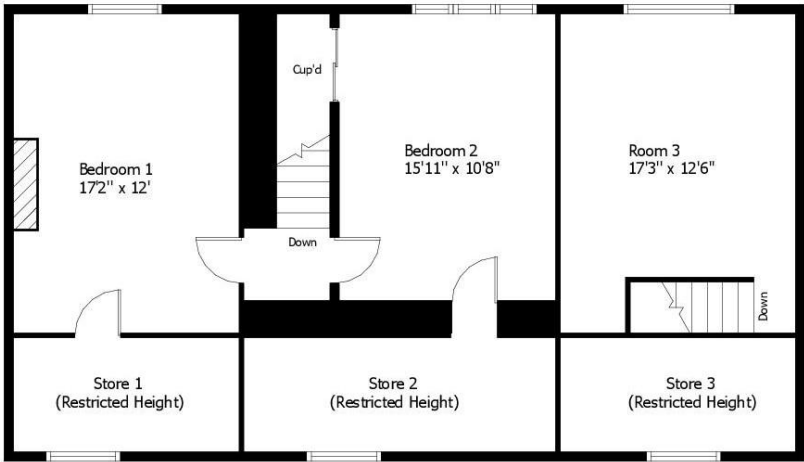
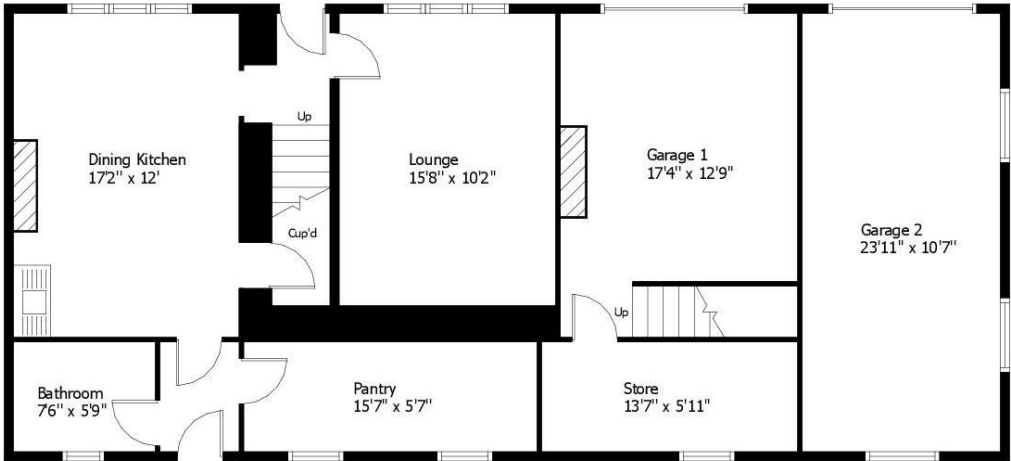


Land



Aerial View

Paw Hill House, Langsett



This floor plan is for illustrative purposes only and may not be to scale.
 The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only.
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Additional Information

The property is Freehold, Energy rating 6 (Band G), Council tax band E.

Our online checks show that Fibre to the Cabinet (FTTC) broadband is available, and mobile coverage is predicted to be good outdoors and variable in-home with a range of suppliers.

Services

The property has mains electric. There is mains water to the gate and a standpipe connected to mains water in the field. There is no gas in the area. Drainage to septic tank located in the garden.

Please Note

The photographs were taken in November 2025.

Viewing

The property will be open to view each Saturday prior to the auction between 9.30am and 10.30am.

Location

From the Flouch Roundabout at the junction of the A628 and A616, follow the A628 Manchester Road towards Penistone, then bear right onto Hartcliffe Lane. Paw Hill Lane is on the right hand side and the property will be found on the upper side of this road.

Auction Details

Sale to be held at The Huntsman Inn, Greenfield Road, Holmfirth on Wednesday 11th November. The sale will start at 7.30pm prompt.

Solicitors Details

Kristal Woodall
Howard & Co Solicitors LLP
5-7 Regent Street
Barnsley
S70 2EG
Tel : 01226 211888
email : kristal@howardandco.co.uk

Auction Conditions

Interested parties should view the auction contract for full details of all the conditions of sale.

Bidding at the Auction

Should you be successful in purchasing the property at auction you will be required to sign the contract and pay a deposit of 10% of the sale price. The buyers are to transfer the deposit to their solicitor and then transfer to the vendors solicitor within 2 working days of the auction. The remaining monies must then be paid in order to complete the sale within 28 days.

Identification and Registration

Due to the recent changes in Money Laundering Regulations, auctioneers will now have to carry out checks on bidders, buyers and sellers. The HMRC guidance states "An auctioneer should carry out customer due diligence on a bidder before they receive a paddle and on the buyer before the hammer falls".

Wm Sykes & Son will therefore now be registering prospective bidders prior to the auction where they will need to provide a form of photographic identification (driving licence, passport etc.) and a current utility bill or bank statement etc confirming your address. Registration will take place on the night of the auction between 6.30pm and 7.20pm. Any interested party wishing to bid in the auction must have registered. If you have any problems in doing this, please contact our office for further advice.

The successful purchaser will then be required to carry out additional ID checks with our provider Thirdfort.

Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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