

**INDUSTRIAL AND RESIDENTIAL PREMISES FOR SALE**  
**321 HOUGH LANE, WOMBWELL, BARNSELY, S73 0LR**  
4.038 acres (1.634 hectares) approx.

**Ryden**



## LOCATION

The site is currently occupied by Balmoral Tanks who will be vacating it by January 2018 due to relocation to a new Headquarters located in Thurnscoe, South Yorkshire.

The site is located in the town of Wombwell, located in the Metropolitan Borough Council of Barnsley and has a population of 12,000 people. Wombwell is approximately 3.5 miles (5.6km) south east of Barnsley and is situated close to the A6195 (Dearne Valley Parkway) which provides direct access to Junction 36 of the M1 motorway, which is some 3.0 miles (4.67km) to the west. Hough Lane is one of the main routes in to Wombwell Town Centre from the A6195 and the site is situated some 200m from Wombwell Train Station which provides regular, hourly services to major towns and cities such as Sheffield, Huddersfield and Wakefield (which in turn provides regular services to Leeds) along with Barnsley.

The immediate vicinity of the site consists heavily of residential development whilst opposite is the Wombwell Main Cricket Club.



Wombwell Train Station

## DESCRIPTION

The site, for a considerable number of years, has been the Headquarters for Balmoral Tanks (previously Galglass) who have used it for the storage and manufacturing of water and processing storage containers.

The site contains various office and warehouse buildings measuring approximately 2,819.10 Sq M (30,344 Sq Ft) covering a site measuring 4.038 Acres (1.634 Hectares).

At the front of the site, there are a pair of semi detached properties that are also part of the Title. Each property is brick built beneath a slate tiled roof. The properties each are benefitted by a kitchen, living and dining room to the ground floor whilst the first floor have three bedrooms (of which two are double bedrooms) and bathroom. Both properties also have cellars, have gas central heating and are well presented.

To the rear, the properties have secure yard areas. They have been occupied by the existing site owners' employees for the last two years and are in a very good state of repair.

## SUMMARY

- Site measures 4.038 Acres (1.634 Hectares)
- Suitable for redevelopment (subject to planning)
- Excellent Road and Rail Communications
- Set in an established residential area

## TENURE

The property is currently held on a Freehold Title and will be sold with Vacant Possession.



## PLANNING

The site currently has been allocated for Employment Use at present and has Planning Permission for B1 and B8 of the Town & Country Planning Act (Use Classes Order) 1987. The owner of the site is to submit a Planning Application for Residential Development. Further information can be provided by the agent.

## ADDITIONAL INFORMATION

There is further information readily available such as a Geographical Environmental Report (Desk Tap) and Tree Survey Report. Please contact the sole agent.



## SERVICES

We understand that all mains Gas, Electricity, Drainage and Water are available to the site but we would recommend that any interested party make the own investigations as to the suitability of the services for their proposed use.

## TELECOMMS MAST

There is a Telecomms Mast present on the site that is subject to an existing lease. For further information on the mast including lease documentation and passing rent, please contact the sole selling agent.

## LEGAL COSTS

Each party are to bear their own legal costs for the purchase of the site.



## VAT

The purchase of the property will be subject to VAT.

## OFFERS

All offers are to be submitted in writing with all conditions provided and proof of funding to the sole agents.



## CONTACTS



Dan Hodge  
Ryden LLP  
3<sup>rd</sup> Floor, Carlton Tower  
34 St Paul's Street  
Leeds LS1 2QB  
0113 386 8806  
[dan.hodge@ryden.co.uk](mailto:dan.hodge@ryden.co.uk)

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[www.ryden.co.uk](http://www.ryden.co.uk)

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