



# Industrial Investment / Residential Development Opportunity

Stanley Mills, Talbot Road, Penistone  
Sheffield, S36 9ED



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# Executive Summary

- Freehold industrial investment plus paddock land with development potential
- Currently producing £35,000 per annum
- Reversion to £48,000 per annum
- Allocated for Housing in the emerging Barnsley Local Plan
- Overall site area 3.07 acres
- Industrial accommodation of 26,520 sq ft



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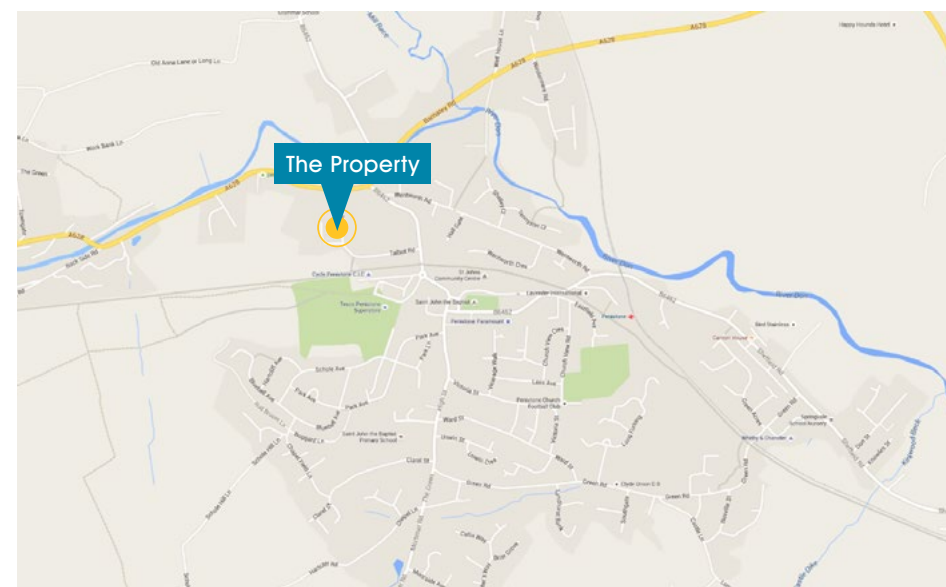
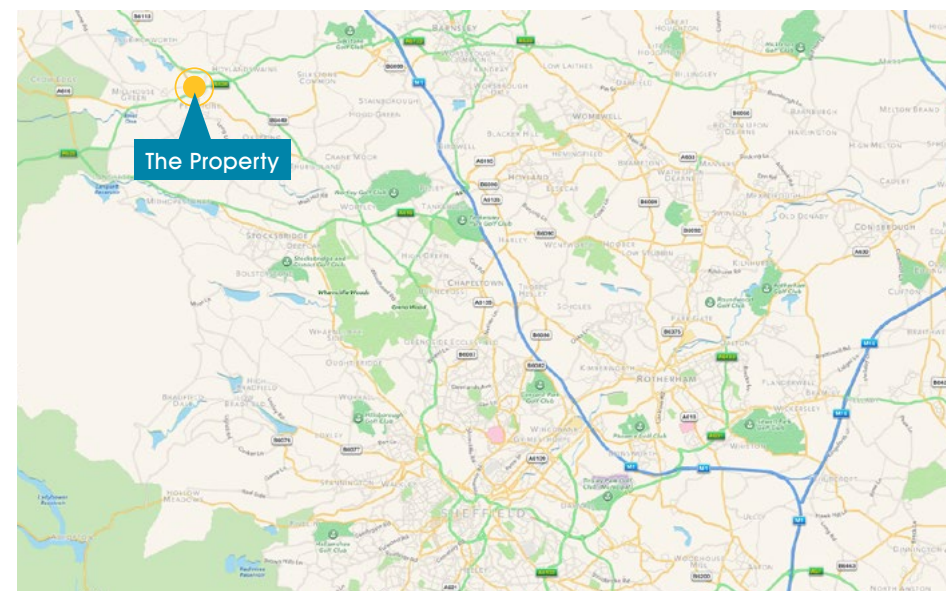


# Location

Located in the desirable market town of Penistone, South Yorkshire, which is positioned approximately 7 miles west of Barnsley and 12 miles North West of Sheffield. Penistone itself is semi-rural in nature and located on the eastern fringes of the Peak District.

The site is well served by an abundance of local services in the nearby town centre which include highly regarded schools. Penistone is a bustling market town which still holds a weekly traditional outdoor market. Local shops vary from small gift shops and clothing boutiques to mini-supermarkets and a Tesco. Meadowhall is within a 20 minute drive and the area offers a wealth of highly regarded bars and restaurants. The M1 is easily accessible as are surrounding commercial centres. Local attractions include Cannon Hall Country Park and farm shop, Wentworth Castle at Stainbrough, The Yorkshire Sculpture Park whilst reservoirs including Langsett and Scout Dyke present wonderful walks. The Trans Pennine Trail is immediately accessible and the immediate area offers and outstanding external lifestyle.

The site is situated off Talbot Road, a short distance immediately to the north west of Penistone town centre. Talbot Road connects with Thurlstone Road (A628) to the north and Bridge Street (B6462) to the south east, which leads directly to the town centre. In an easterly direction, the A628 leads directly to Junction 37 of the M1 Motorway (circa 5.5 miles). Heading west, the A628 leads directly across the Pennines towards Manchester (28 miles).



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# Description

The property extends to circa 3 acres (net after discounting third party ownerships) and comprises a manufacturing site including a series of workshops with paddock and storage land the rear. Land to the west, which is held under separate ownership (shown hatched green), splits the rear amenity land holding into two parts. The two parcels of amenity land to the rear collectively extend to circa 1.6 acres. The third party land holding that splits the amenity land extends to circa 1.1 acres, please note that the vendor has a right of way over this land. The operational part of the property extends to approximately 1.3 acres.

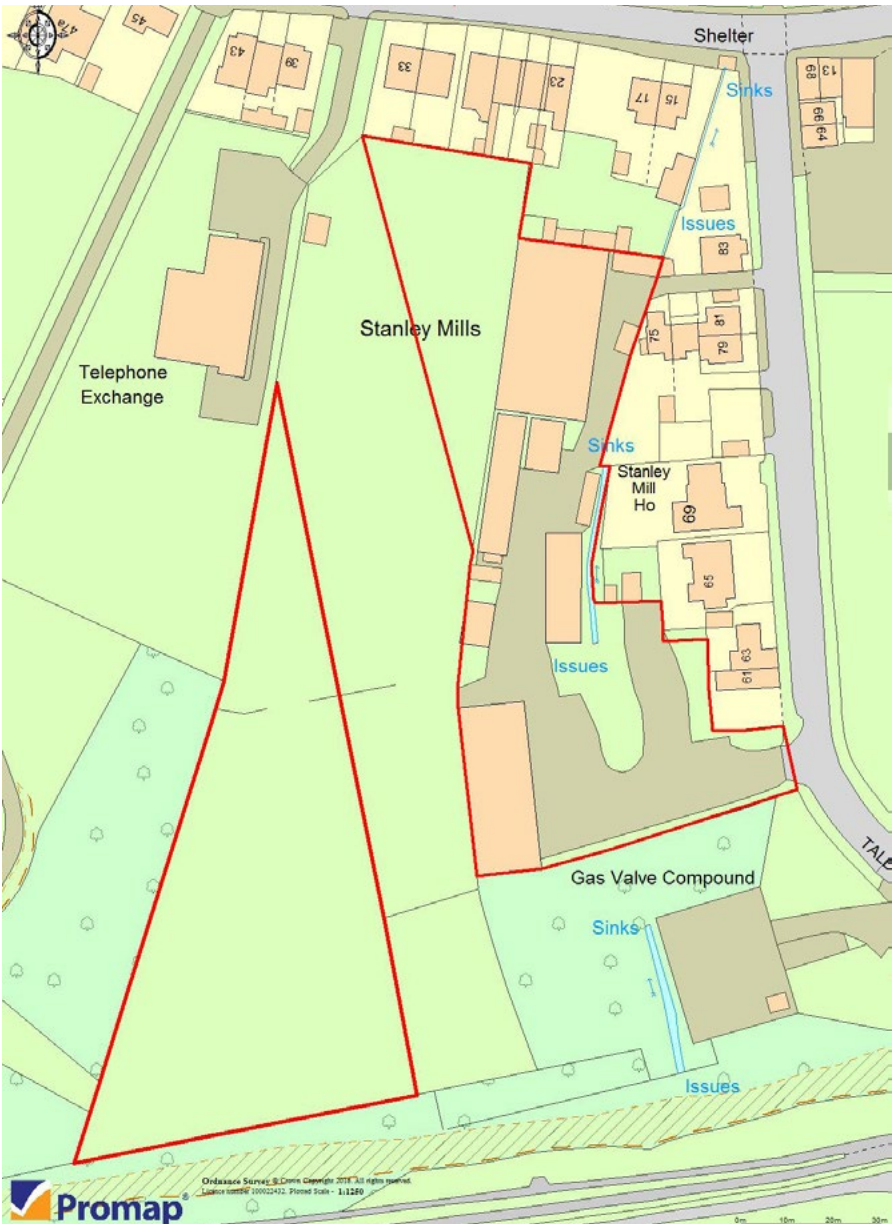
The title boundaries shown are for illustration purposes and are subject to confirmation with deeds.

Title office copy entries can be downloaded at [gva.co.uk/9728](https://gva.co.uk/9728).

# Accommodation

The accommodation provided at the property can be summarised as follows:

Description	Approximate Gross Internal Floor Area	
	M²	Sq Ft
Main Workshop	1,315.5	14,160
Terrace of workshops & ground floor workshop beneath Offices	851.2	9,173
Office	213.6	2,299
Canopy	82.5	88
Total	2,462.8	26,520



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# Planning

The property falls under the jurisdiction of Barnsley Metropolitan Borough Council (BMBC). Under the Current Unitary Development Plan the operational element of Stanley Mills is allocated as being within a Housing Policy Area. The paddock/amenity land to the rear is currently allocated as being within an area allocated as Urban Land to Remain Undeveloped.

However, BMBC are currently developing a new Local Plan which will form part of the Development plan for the area, alongside the National Planning Policy framework. Under the emerging Local Plan, we understand that both the operational element of Stanley Mills and the rear amenity land are to be re-allocated as land for New Housing under Policies H1 and H2. Under Policy H2 – The Distribution of New Homes, Stanley Mills has been earmarked as one of 8 sites within the Penistone area and has been allocated a site reference of H25 (together with separate paddock land immediately to the east of Talbot Road which has been allocated a reference of H26).

As part of the Local Plan, BMBC are targeted with the distribution of 16,192 new homes between the period of 2014 and 2033. A total of 1,287 of these homes have been allocated to the Penistone Area.

Have regard to the emerging planning policy and discussions held with BMBC, we consider there is an opportunity for re-development for alternative use as housing subject to planning permission and the usual due diligence. However, we recommend that interested parties make their own enquiries direct with BMBC.

# Tenure

The collective site(shown edged red) is held freehold (subject to the leasehold interests granted) under title numbers SYK608778 and SYK68813. The boundaries shown are for illustrative purposes only and are subject to confirmation with title deeds.

Title office copy entries can be downloaded at [gva.co.uk/9728](http://gva.co.uk/9728).

# Tenancy

Two occupational leases have been granted to two separate occupiers of the Stanley Mills site.

The first is a two year lease to Imeso Ltd from 6 August 2015. Whilst the rent is stated to be £33,000 per annum, a concessionary rent of £20,000 has been agreed to reflect historic improvement works carried out by the Tenant. The concessionary rent is the rent payable except in the event that the Tenant assigns the lease or parts with possession to a third party. The tenant has an option to break the lease on 6 August 2016. The lease has been contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954.

The second lease is a two year lease to Accent Wire Limited from 6 August 2015, at a rent of £15,000 per annum. The tenant has an opportunity to break the lease on 6 August 2016. The lease is also contracted out of the security of tenure provisions within the Landlord and Tenant Act 1954.

Additionally, title SYK608778 is also subject to a substation lease to Yorkshire Electricity Distribution Plc (registered under title number SYK504035). The lease is for a period of 60 Years from 23 June 2005.

Copy leases can be downloaded at [gva.co.uk/9728](http://gva.co.uk/9728)

# Business Rates

All rating enquiries should be made of the VOA website <http://www.2010.voa.gov.uk/rli/>

We are however aware of the following rating assessment:

Address	Description	Rateable Value
Ward Bros, Stanley Mills, Talbot Road, Penistone	Workshop & Premises	£27,500

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# Further Information

## VAT Status

All prices are quoted exclusive of but may be subject to VAT.

## Planning & Development

Interested parties to make their own enquiries. For further information visit:

<https://www.barnsley.gov.uk/services/planning-and-buildings/>

The relevant emerging Local Plan document can be found at (click on Tab 12 – Housing for the relevant New Housing Policy and site selection):

<http://consult.barnsley.gov.uk/portal/development/planning/lpcd/lpcd2012?pointid=1411741159877#section-1411741159877>

Barnsley Strategic Housing Market Assessment 2014 Update

[https://www2.barnsley.gov.uk/media/3553720/barnsley\\_shma\\_2014\\_update\\_final\\_report.pdf](https://www2.barnsley.gov.uk/media/3553720/barnsley_shma_2014_update_final_report.pdf)

## EPC

The site has the following EPC ratings. Full copies can be downloaded at [gva.co.uk/9728](http://gva.co.uk/9728)

Description	Rating
Main Production & Offices, Stanley Mills	D - 85
Storage Units, Stanley Mills	C - 71

## Offers

Unconditional offers are invited for the combined freehold interest (subject to the leasehold interests granted and land retained by the Vendor). All offers should be submitted in writing and should be accompanied by solicitor's details and proof of funding.



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**[gva.co.uk/9728](http://gva.co.uk/9728)**

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City Point, 29 King Street, Leeds LS1 2HL

Subject to Contract

March 2016

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