

Freehold Development Opportunity

FOR SALE 1.59 ha (3.93 acres)

Land at Harborough Hill Road, Barnsley, South Yorkshire S71 1AY

On behalf of 



- 1 Barnsley Markets
- 2 The Glassworks
- 3 Barnsley Station and Interchange
- 4 Barnsley Digital Media Centre
- 5 Gala Bingo
- 6 Queens Road Academy
- 7 Parkway Cinema
- 8 The Civic



Mixed Use Development Opportunity
(Subject to Planning)

Site Area
1.59 ha
(3.93 acres)

OFFERS INVITED

BACKGROUND

We are delighted to offer the freehold interest in Land at Harborough Hill Road, Barnsley. The property is located in a mixed use location and has the potential for a variety of uses (subject to planning). This is an excellent opportunity to acquire an attractive, well connected site in the heart of Barnsley.

LOCATION

Barnsley is 40 km (25 miles) south of Leeds, and 24km (15 miles) north of Sheffield. The site is located in the centre of Barnsley town centre adjacent to Barnsley train station and transport interchange. The A61 Harborough Hill Road bounds the site to the east which is a primary road providing access and egress to the town centre. The site is bounded by Schwabisch Gmund Way to the west, Mottram Street to the North and there are commercial buildings to the south of the site.

Barnsley rail station provides a direct Northern train service to Leeds in 30 minutes and direct to Sheffield in 23 minutes. Junction 37 of the M1 is approximately 3km (2 miles) from the subject property. Barnsley Bus Station is also located adjacent to the site and provides a regular service throughout the local area.

DESCRIPTION

The site is irregular in shape and extends to approximately 1.59 hectares (3.93 acres). The site is a former Yorkshire Electricity depot where other associated uses resided.

In terms of topography the land rises steadily from the northern to southern aspect. The site is currently vacant and Phase 1 and Phase 2 site investigations are available from the data room:

https://estatecreate.com/Harborough_Hill_Road

BARNSELEY

Barnsley Town Centre is currently undergoing a major refurbishment. The Glassworks is a 3.8 hectare retail and leisure scheme that is set to facilitate the regeneration of the area. The scheme which is well under way will include the renovation of the Metropolitan Centre, the town's famous markets and a new state of the art library. The second stage of the development will include 26 retail units and 7 retail units as well as a Cineworld and Superbowl UK. The Scheme is due to complete in 2020.

PLANNING

Outline planning consent (ref: B/05/1339/BA) was granted in August 2005 comprising retail, associated car parking, landscaping works with a new access with reserved matters December 2008 (2008/1564). Extension of time for implementing outline permission was approved in November 2010 (2010/1431) this permission has now expired. Interested Parties should make their own enquiries with Barnsley Metropolitan Council.

TITLE

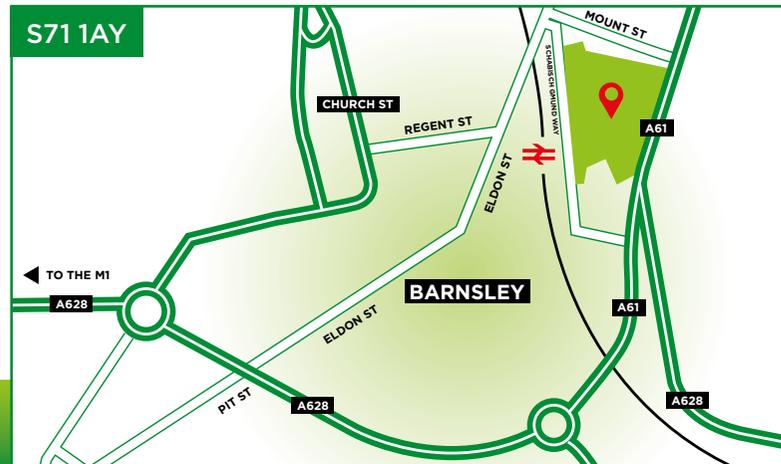
The site edged red on the Ordnance Survey plan is being offered for sale freehold. The Property is held under title numbers SYK447535.

SERVICES

We are advised that all main services are connected to the site, although we advise that these have not been checked by BNP Paribas Real Estate. Prospective purchasers should confirm the availability of services for their own proposals via the appropriate statutory body.

BNP Paribas Real Estate have not tested any of the service installation and provide no warranties as to their condition.

— Indicative site area



FURTHER INFORMATION

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