

FOR SALE

A SUPERB DEVELOPMENT OPPORTUNITY WITHIN A POPULAR SOUTH YORKSHIRE TOWN

Ryden

DEVELOPMENT SITE AT
BARROWFIELD ROAD,
THURNSCOE S63 0EW

CIRCA
1.642 HECTARES

CIRCA
4.06 ACRES

Summary

- **Superb development opportunity**
- **Suitable for a variety of uses (subject to planning)**
- **Close to both residential and industrial occupiers**
- **Excellent access to both the A1 and M1 Motorways**

CONTACT Jonathan O'Connor / Sam Davill

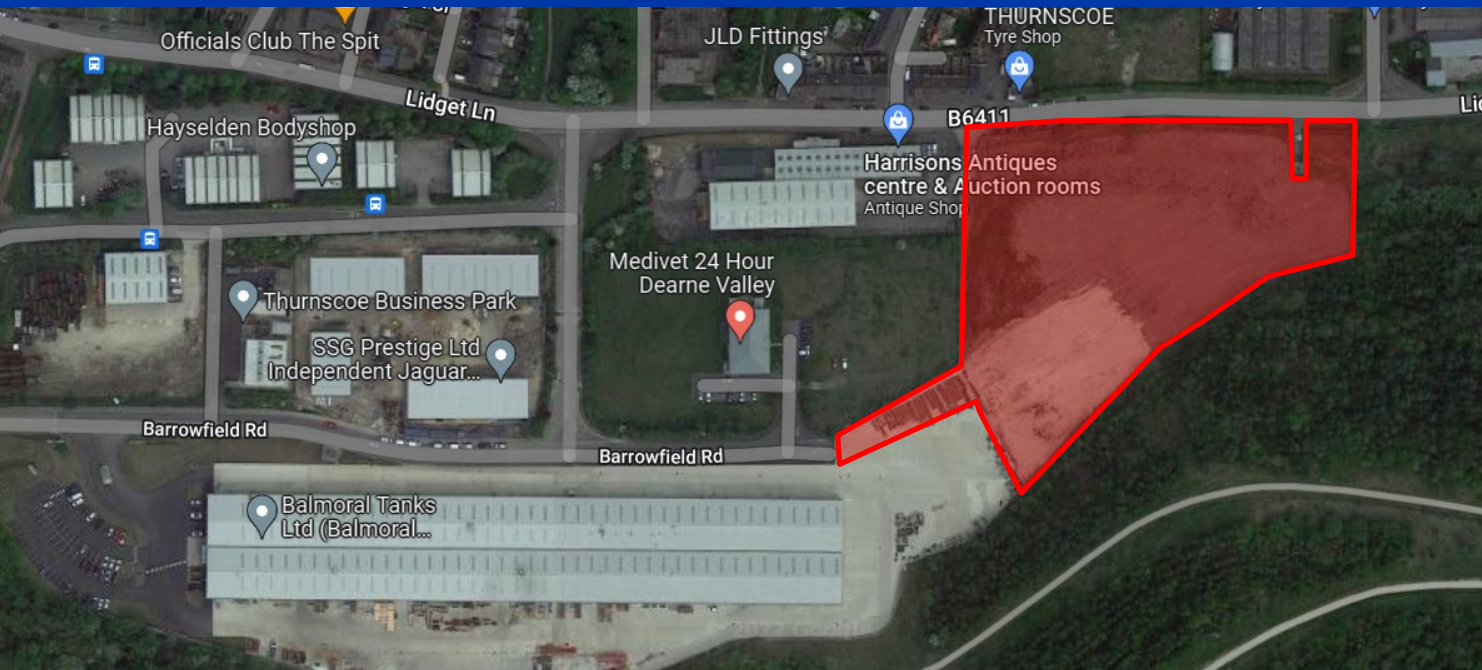
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Carlton Tower,
St Paul's Street,
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ryden.co.uk



RED LINE FOR REFERENCE ONLY—PLEASE CONTACT THE SOLE AGENTS FOR FURTHER DETAILS

LOCATION

The site is located on Barrowfields Road, Thurnscoe, which is a large village in the metropolitan borough of Barnsley in South Yorkshire, England. The village falls within the Dearne North ward of the Barnsley MBC. The village is approximately 9 miles (14 km) from Barnsley and 8 miles (13 km) from Doncaster. It is served by Thurnscoe railway station.

The A1(M) is some 5 miles (7 km) east of the site whilst the M1 is 8 miles (13km) to the west.

DESCRIPTION

The site is a level site with access from Barrowfield Road. The site is currently bounded by palisade fencing.

SERVICES

The site is not connected to any mains currently but there is mains gas, electricity, water and drains available nearby.

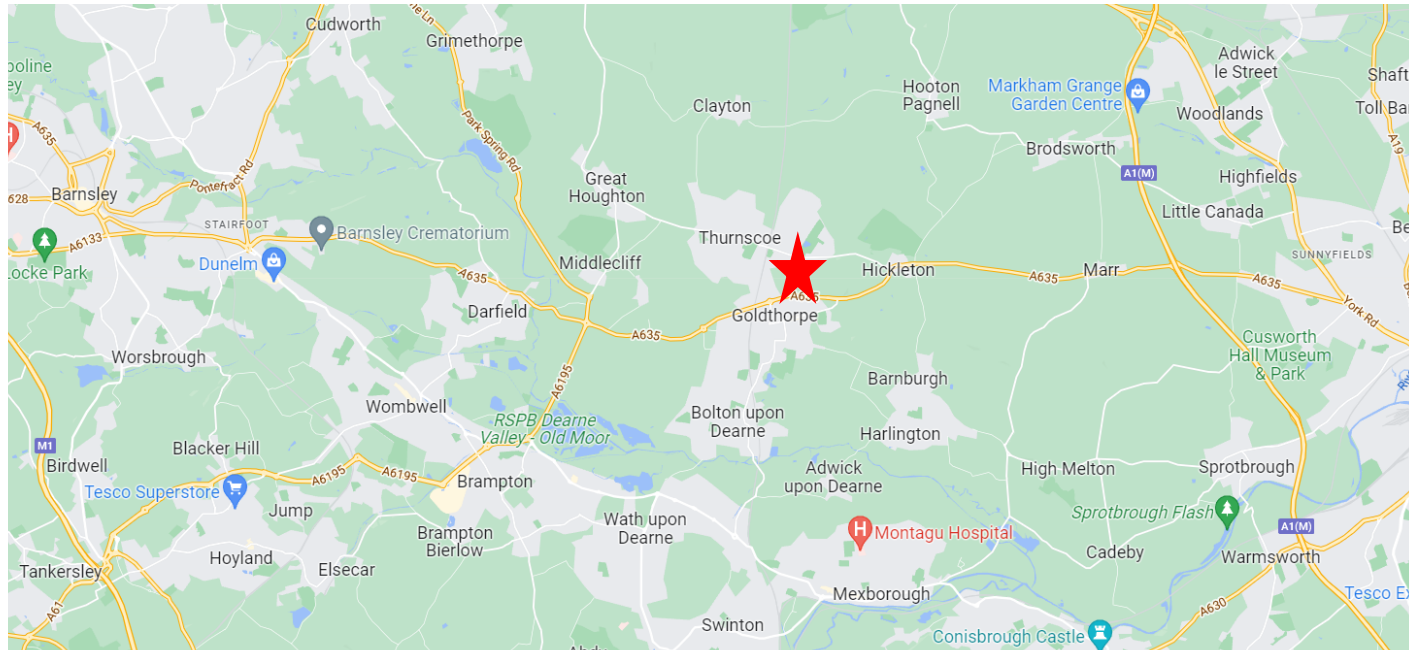
TITLE

The property is freehold.

Vacant Possession will be granted upon purchase.

PLANNING

The site has been allocated for Employment Use (Site Ref ES12) within Barnsley's Local Plan, which was adopted in January 2019. For further details please contact Barnsley Metropolitan District Council.



ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

LEGAL COSTS

All parties to be responsible for their own legal costs for any transaction of the property.

ASKING PRICE

We are instructed to seek offers for the site. All enquiries to be directed to the sole agents.

VIEWING INFORMATION

The sites can be viewed easily from the roadside. To gain access to undertake due diligence, please speak with the sole agents.

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property.