

APPENDIX MJB1

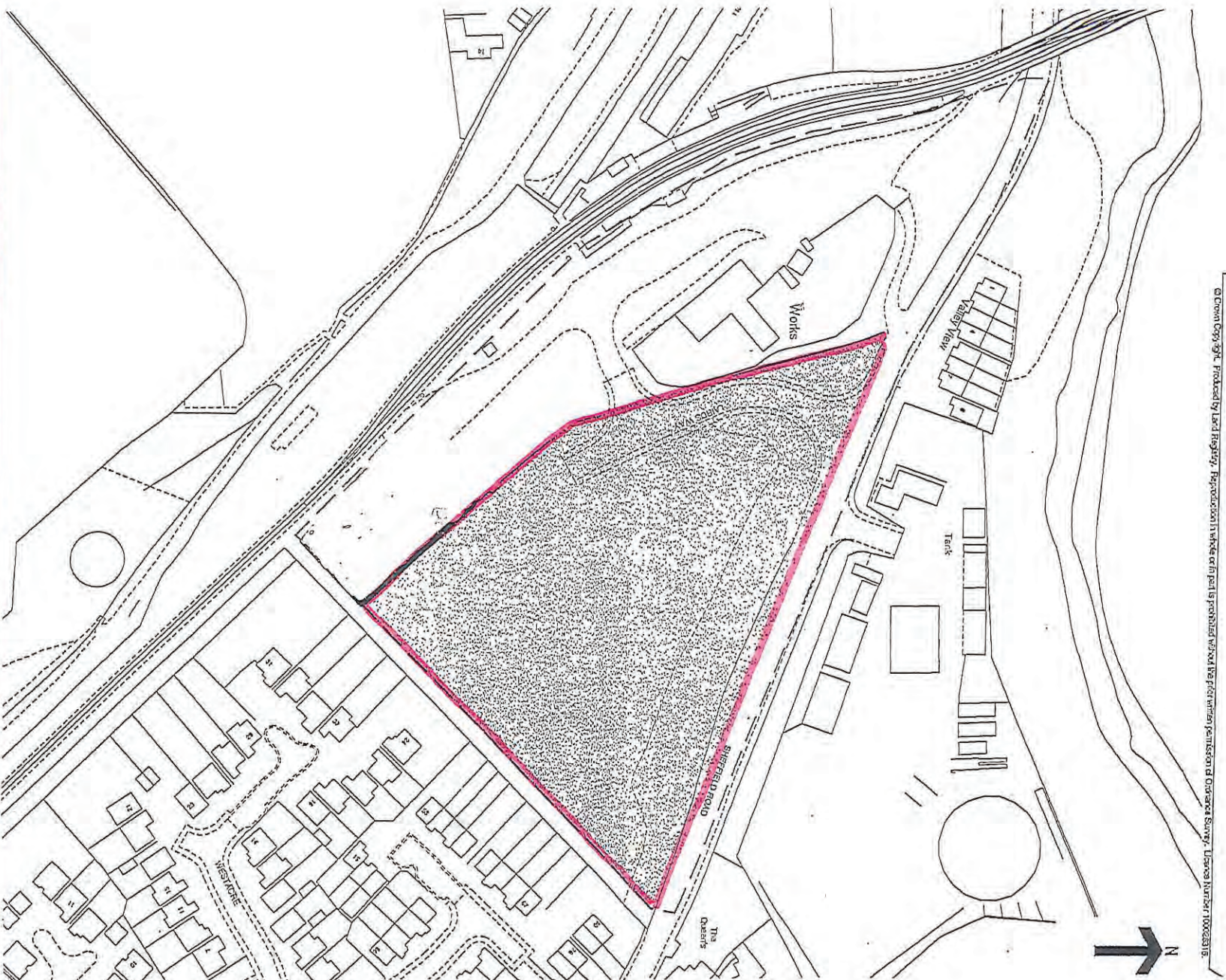
Location Plan and Site Plan

Land Registry Index map plan

Ordnance Survey map reference SE2503SW
Scale 1:1250 enlarged from 1:2500
Plan prepared on 11/05/2007 at 00:00:01



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Lairds Way, off Sheffield Road,
Penistone, South Yorkshire

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CARTER TOWLER
CHARTERED SURVEYORS



APPENDIX MJB2

Agent's Marketing Particulars



CARTER TOWER

CHARTERED SURVEYORS

www.cartertower.co.uk

**EXPRESSIONS OF INTEREST ARE SOUGHT FROM
POTENTIAL OCCUPIERS OR DEVELOPERS ON A
FREEHOLD OR LEASEHOLD BASIS**

in respect of

**LAND WITH DEVELOPMENT POTENTIAL
(SUBJECT TO PLANNING PERMISSION)**

comprising

**APPROX. 1.48 HA (3.66 ACRES)
OR THEREABOUTS**

at

**LAIRDS WAY
OFF SHEFFIELD ROAD
PENISTONE
SOUTH YORKSHIRE**



Lairds Way, Off Sheffield Road, Penistone

LOCATION

Penistone is located on the edge of the Peak District National Park, approximately 8 miles to the west of Barnsley, 12 miles to the north of Sheffield and a similar distance to the south of Huddersfield.

The site is located on Lairds Way, which is situated off Sheffield Road in a mixed residential and commercial locality, approximately ½ mile from the Town Centre and close to the Railway Station. Providing excellent access via the A628 to M1 J37 (approximately 6 miles).

DESCRIPTION

This is a previously developed site, which is triangular in shape, elevated above Sheffield Road, and for the most part is level. An embankment with mature trees screens the site from Sheffield Road. At present, the site is unused and lies as grassed/scrub land.

PLANNING

The site is allocated in the Barnsley UDP for employment development, which could include B1 Office & Light Industrial uses and interested parties can make their own enquiries direct with the local Planning Office - Barnsley Metropolitan Borough Council, Town Hall, Barnsley S70 2TA - Contact Matthew Smith, West Team Development Control – Team Leader - Tel: (01226) 772583.

PROPOSAL

The freeholders of the land wish to see the site developed, subject to planning permission, and are seeking expressions of interest from prospective commercial occupiers on either a freehold or leasehold basis, or from developers or joint venture partners.

FURTHER INFORMATION/VIEWING

The freeholders have commissioned a Phase I Desk Top Study as well as a Phase II Site Investigation and a Topographical Survey, which can be made available to seriously interested parties.

Interested parties can view the site at any time from Lairds Way and Sheffield Road. If on site access is required for closer inspection or survey purposes, then arrangements will need to be made via the sole marketing agent. Contact the joint agents :-

Carter Towler
Coronet House
Queen Street
Leeds
LS1 2TW

Hale & Saunders
17 Paradise Square
Sheffield
S1 2DE

Tel: (0113) 245 1447.

Contact - David Towler.

davidtowler@cartertowler.co.uk

(Reference CDT.JEP.09203)

Tel: (0114) 249 2555

Contact – Martin Saunders

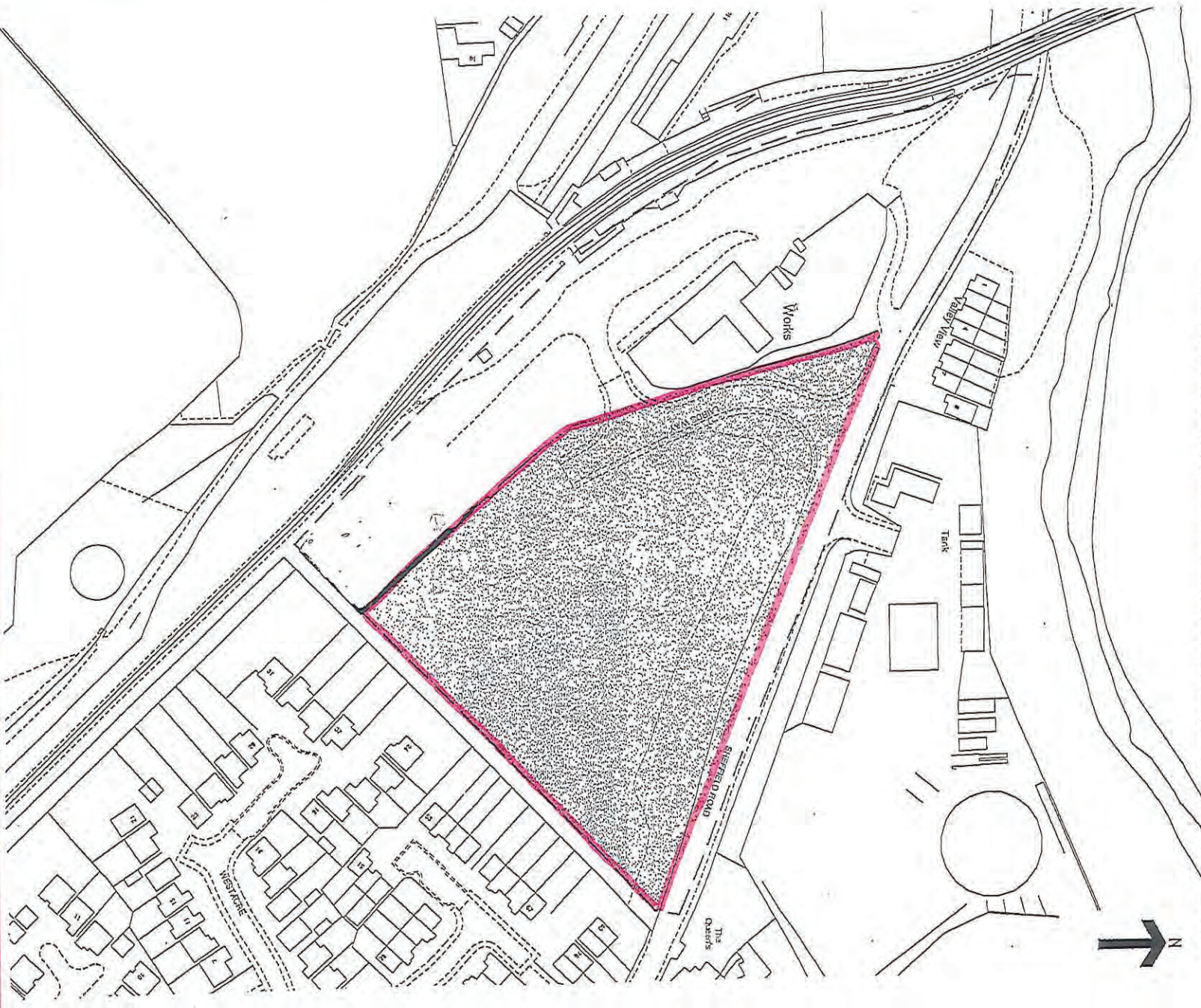
Details prepared 2 March 2009

Land Registry
Index map plan

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Lairds Way, off Sheffield Road,
Penistone, South Yorkshire

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CARTER TOWLER
CHARTERED SURVEYORS



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HAILE SAUNDERS

CHARTERED SURVEYORS



BI DEVELOPMENT SITE

**OF INTEREST TO DEVELOPERS OR POTENTIAL OCCUPIERS
ON A FREEHOLD OR LEASEHOLD BASIS**

**LAND AT LAIRDS WAY AND SHEFFIELD ROAD,
PENISTONE, SOUTH YORKSHIRE**

Registered Office:
17 Paradise Square, Sheffield S1 2DE
Company No. 3957934



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Sheffield
S1 2DE
Tel: 0114 249 2555 Fax: 0114 249 2969
Email: enquiries@halesaunders.co.uk
www.halesaunders.co.uk



NOTES



SCHEDULE

OFFICE ACCOMMODATION
 1 No. - 20,000sqft (over 2 floors)

BUSINESS UNITS

1 No. - 2000sqft
 2 No. - 1500sqft
 5 No. - 1000sqft
 (units subdividable into 500sqft)

TOTAL AREA - 10,000sqft

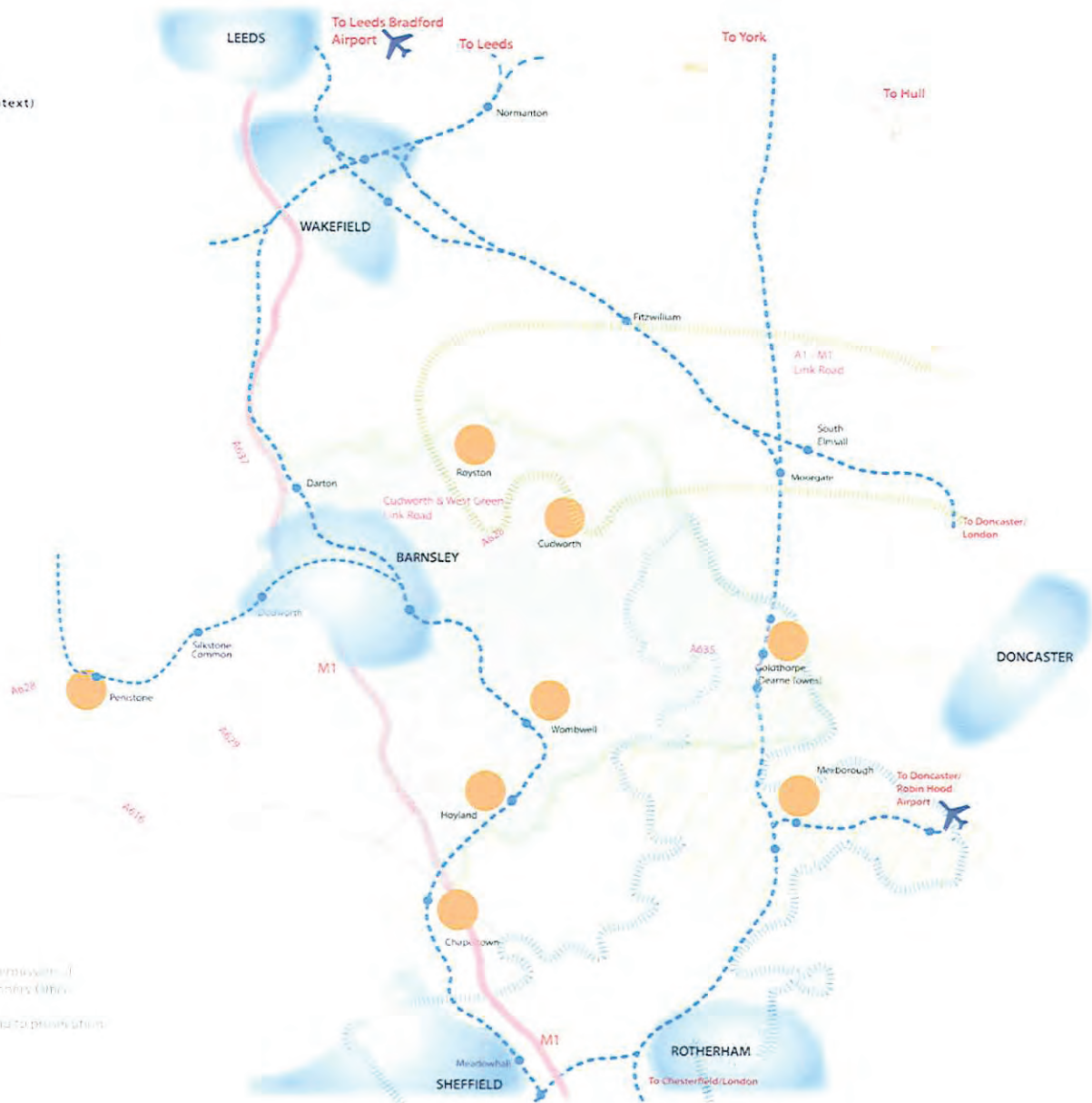


APPENDIX MJB3

Barnsley Growth Corridor

Barnsley Growth Corridor

- Barnsley Growth Corridor (shown in its wider context)
- Urban Barnsley
- Principal Towns
- Existing Railways & Stations
- Key Road Route
- Dearne Valley Eco Vision Area
- Dearne Towns part of the SY HMR Pathfinder
- Green Corridor HMR



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