BARNSLEY INDIVIDUAL SITE ASSESSMENTS: SITE NO 42

42.0 GOLDTHORPE BUSINESS PARK

42.1 This is a large 45ha employment site located to the west of Goldthorpe local centre. The site is split into two allocations in the UDP; 28.2ha of Employment Proposal land and 16.8ha of Employment Policy land. The area directly to the south of Barnsley Road has been developed for some considerable time and consists of industrial units that vary in size and age. The area to the east however appears to be former agricultural land (Employment Proposal), yet would form a logical extension to the Business Park. This can be seen on the aerial photograph below:



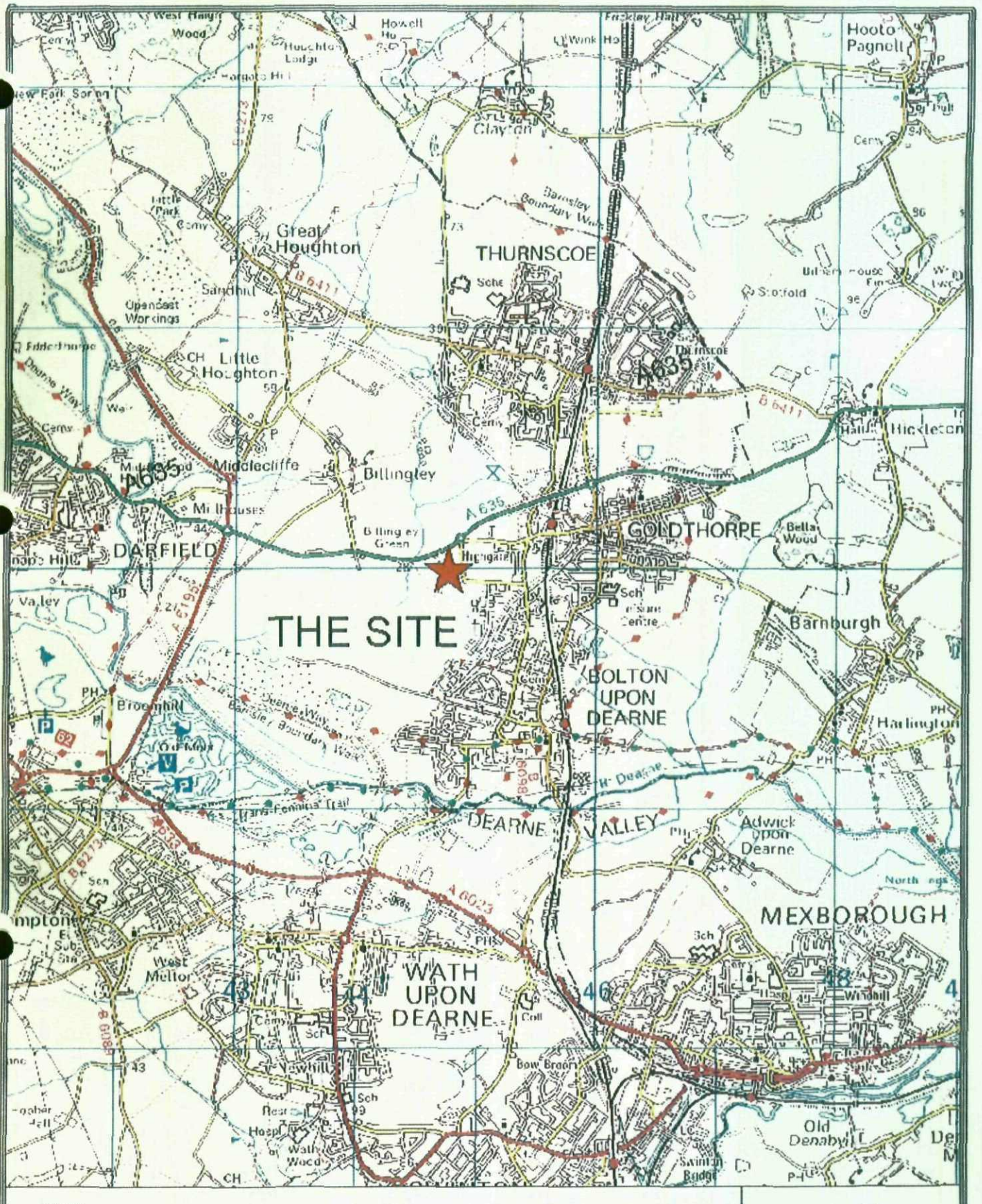
Comment and Assessment

42.2 The 12.8ha area of undeveloped land has an extant planning permission for a distribution centre, which was submitted by Aldi supermarket and granted consent by the Council in 2007. Construction of this development has not yet started; therefore the site is still available and should be included within the Council's supply of available land.

- **Area of Land Considered Available for Development: 12.8ha**
- **Agree with Renaissance SY Information: No**

	Comments	Score	Area	No of Premises
Undeveloped Land	Yes	1	12.8 ha	
Available Floor space/premises	Yes	1	1280 sq ft	2
Accessibility	Good	1		
Topography	Level	1		
Planning	Yes	1		
Ownership	Private	1		

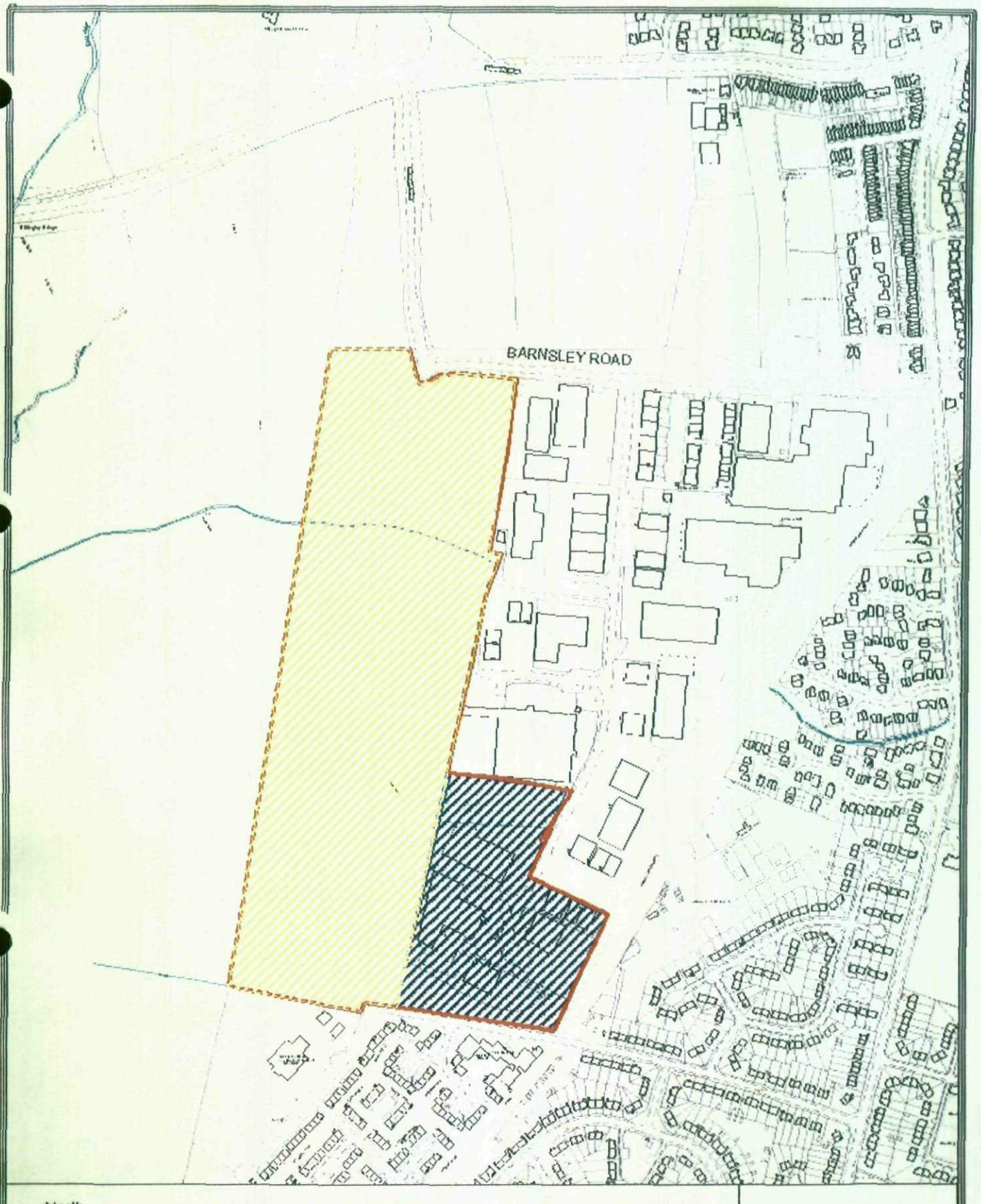
Utilities	In place	1		
Marketing	No	0		
Other environmental constraints	None	1		
Land Use	Suitable for B2, B8	0		
	Total	**8**		



North

LOCATION PLAN
GOLDTHORPE INDUSTRIAL ESTATE
BARNSLEY
(NOT TO SCALE)

RENAISSANCE



North

BMBC UDP = 16.7HA

UNAVAILABLE = 12.8HA

LAND DEVELOPED = 3.9HA

RENAISSANCE

GOLDTHORPE INDUSTRIAL ESTATE
BARNSLEY
(NOT TO SCALE)



GOLDTHORPE INDUSTRIAL ESTATE BARNSLEY

RENAISSANCE
SOUTH YORKSHIRE

SOUTH YORKSHIRE EMPLOYMENT LAND REVIEW SITE ASSESSMENT

Local Authority	Barnsley			LA Ref:	BE0030/C	
Town/village, etc	Goldthorpe			Co-ordinates:	Easting: 443900	Northing: 403700
Site Name	Goldthorpe Industrial Estate			GVA Ref:	88	
Site Area	Total hectares: 16.7 (UDP boundary)	Total acres: 41.2 (UDP boundary)		Remaining hectares: Nil	Remaining acres: Nil	
Planning	Allocation: Employment			Status: Consent for B1/B2/B8		
Owned by	Aldi Stores					
Site Description and History:	*An unserviced employment site which has recently been acquired by Aldi Stores* for distribution purposes					

Site Status:	✓	**Comment & Explanation**
Undevelopable land		Site has recently been acquired by Aldi for distribution purposes
Land developed/ under development	✓	
Land currently unavailable	✓	
Available land		

Deliverability	**Comment**
Location	The site has direct access to the Dearne Towns link road (A1/M1 link) and is located within 5 miles of J37 A1
Accessibility	Directly off Goldthorpe Estate Road
Topography	Flat site
Planning	Outline consent granted for B1, B2, B8
Ownership	Aldi Stores
Utilities	All mains services available although further investment is required
Environmental	Archaeological study undertaken
Contamination	Virgin agricultural land. An intrusive ground report has been undertaken
Adjacent Occupiers	Goldthorpe Industrial Estate/Open farmland
Cost	Site yet to be reclaimed by Purchasers. Costs at this stage unknown
Location Plan	Yes
Site Plan	Yes
Aerial photograph	Yes

Property Particulars for

10856

Unit 9D, Goldthorpe Industrial Estate, Goldthorpe, Barnsley, South Yorkshire



Industrial Factory/Workshop unit in terrace of mixed size with a tarmacadam forecourt and driveway area. There is a separate pedestrian door and an up and over loading door.
Photo depicts typical unit type.

Location: Located mid way between Barnsley and Doncaster just off the A635 A1/M1 link road, providing a connection through to the M1 at Junction 36. A railway station is also close by.

Size: Minimum 753 SqFt to Maximum 753 SqFt
(Minimum 70 SqM to Maximum 70 SqM)

Tenure: Leasehold £4,628 Per Annum

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s):

Whittle Jones
Mr David Lee
0113 2456787
whittlejonesyorkshire@lyntonhouse.com

Chris Rowlands & Co
Mr Chris Rowlands
01226 791984
chris@chrisrowlands.co.uk

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Property Particulars for

10393

Unit 11D, Goldthorpe Industrial Estate, Commercial Road, Barnsley, South Yorkshire



Part of a development of 25 units in 5 terraces of mixed sizes available on flexible terms. Each unit has a tarmacadam forecourt, driveway and car parking spaces. Units are steel framed with brick infill walling, power float concrete flooring, steel profile roof sheeting and cladding, a separate pedestrian and a goods/vehicular door. Kitchen and WC facilities are provided internally. Within a securely fenced site.

Location: A well established industrial location in the Dearne Valley, close to the A1M at J37 and within easy access to the M1 at J36 via the Dearne Towns Link Road (A635).

Size: Minimum 527 SqFt to Maximum 527 SqFt
(Minimum 49 SqM to Maximum 49 SqM)

Tenure: Leasehold £3,588 Per Annum

(Prices listed relate to the minimum size)

Status: AVAILABLE

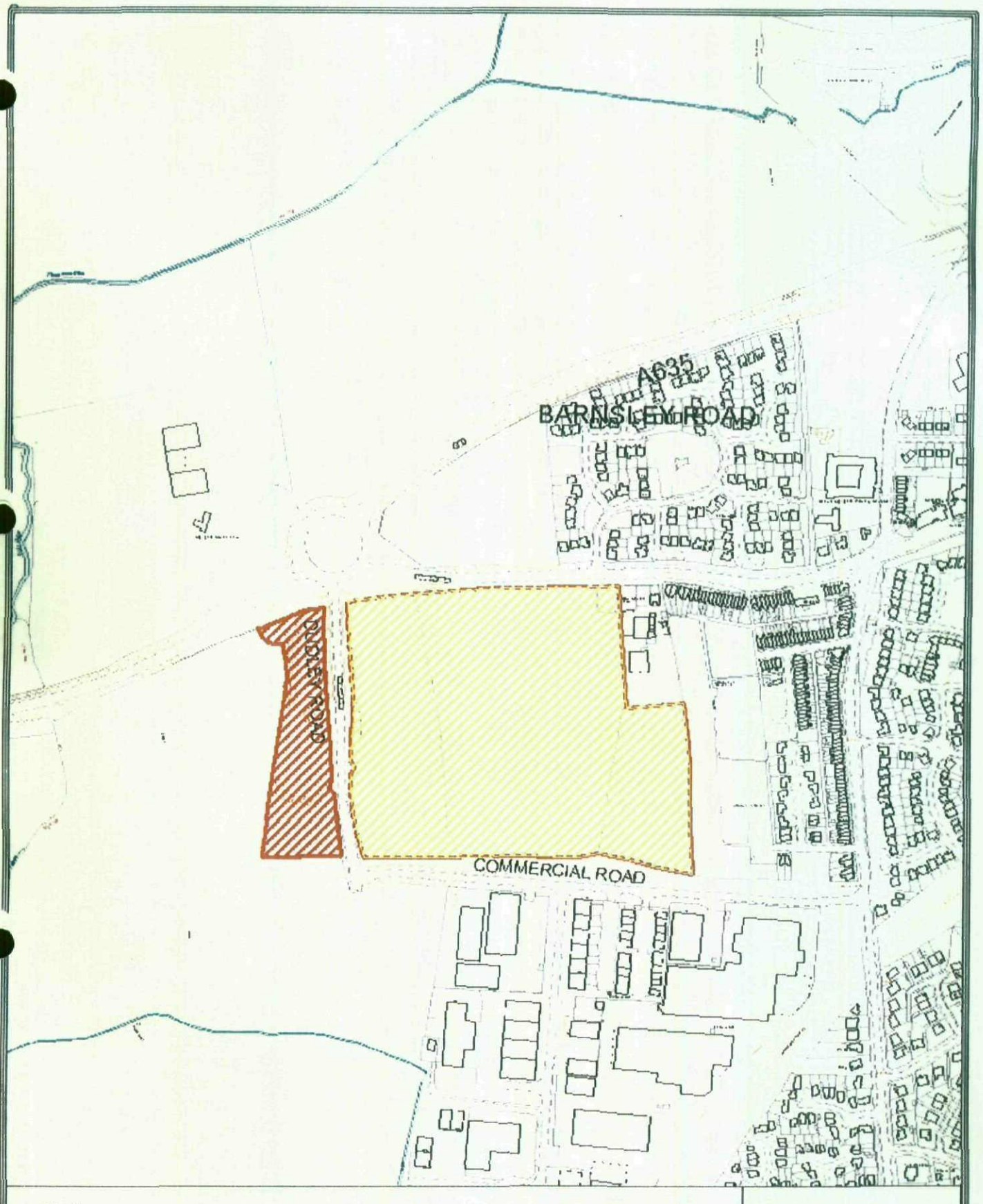
Agent(s):

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whittlejonesyorkshire@lyntonhouse.com

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North

BMBC UDP TOTAL = 10.36HA

UNAVAILABLE = 8.9HA

UNDEVELOPABLE LAND = 1.46HA

RENAISSANCE

BOLTON HOUSE FARM
GOLDTHORPE
BARNSLEY
(NOT TO SCALE)



BOLTON HOUSE FARM GOLDTHORPE BARNSLEY

RENAISSANCE
SOUTH YORKSHIRE

SOUTH YORKSHIRE EMPLOYMENT LAND REVIEW SITE ASSESSMENT

Local Authority	Barnsley		LA Ref:	BE0030/A
Town/village, etc	Goldthorpe		Co-ordinates:	Easting: 443900 / Northing: 403700
Site Name	Bolton House Farm		GVA Ref:	87
Site Area	Total hectares: 10.36 (UDP boundary)	Total acres: 25.59 (UDP boundary)	Remaining hectares: Nil	Remaining acres: Nil
Planning	Allocation: Employment		Status: Outline application submitted	
Owned by	St Paul's Developments			
Site Description and History:	Agricultural land located adjacent to Goldthorpe Industrial Estate			

Site Status:	✓	***Comment & Explanation***
Undevelopable land	✓	Undevelopable/unavailable land – abnormal costs associated with ground conditions. Site requires access
Land developed/ under development		
Land currently unavailable	✓	
Available land		

Deliverability	**Comment**
Location	Close to Dearne Towns Link Road
Accessibility	Abuts link road to Goldthorpe Industrial Estate. Needs access
Topography	Slopes south to north. Needs to be levelled
Planning	Outline planning consent submitted for B1, B2, B8 uses
Ownership	The site is owned by St Paul's Development
Utilities	All mains services run to the edge of the site. Some further investment required
Environmental	Needs to be reclaimed to remove mine shafts and bell pits
Contamination	The whole site is currently used as farmland and we understand there is little or no contamination present
Adjacent Occupiers	Farmland/Goldthorpe Industrial Estate
Cost	Value of land exceeded by cost of reclamation. Public sector assistance will be required
Location Plan	Yes
Site Plan	Yes
Aerial photograph	Yes