BARNSLEY INDIVIDUAL SITE ASSESSMENTS: SITES 21 AND 22

21.0 SHEFFIELD ROAD (YORKSHIRE TRACTION BUS COMPANY)

21.1 This large employment site is occupied by Stagecoach who are the main public transport provider in the Barnsley area. The site currently has a number of old industrial type buildings that are used for offices, vehicle repairs and bus storage. The site has a significant change in levels, sloping downwards from Sheffield Road to the eastern part of the site.

21.2 To the north of the site, behind buildings fronting Sheffield Road, is a Housing Policy Allocation. This site is currently being developed by Headwind for a 32 bed independent hospital/healthcare establishment. The site itself also has the benefit of planning permission for 200 dwellings, however this permission has not been implemented.

Comment and Assessment

21.3 Despite having the benefit of planning permission for residential development, the site is still occupied by Stagecoach and is therefore still in employment land use. Following the qualitative assessment the site scored a poor **3 Points** which is broadly due to the fact that it is fully developed and let and does not have the benefit of any valid planning permission for employment use.

- Area of Land Considered Available for Development: None

22.0 BRAITHWAITE BUSINESS PARK AND B.P. CHEMICALS

22.1 This large 22.47ha site lies along the western boundary of the M1, close to Junction 38. The site is split into 2 allocations in the UDP, Employment Proposal, which is now partially developed and occupied by Premdor and Employment Policy, which is occupied by a number of smaller units, many of which are currently vacant and marketed (details contained within site reference document). To the west of the entrance and within the Employment Proposal allocation is a vacant area of land extending to 3.9ha which can be seen on the aerial photograph below:

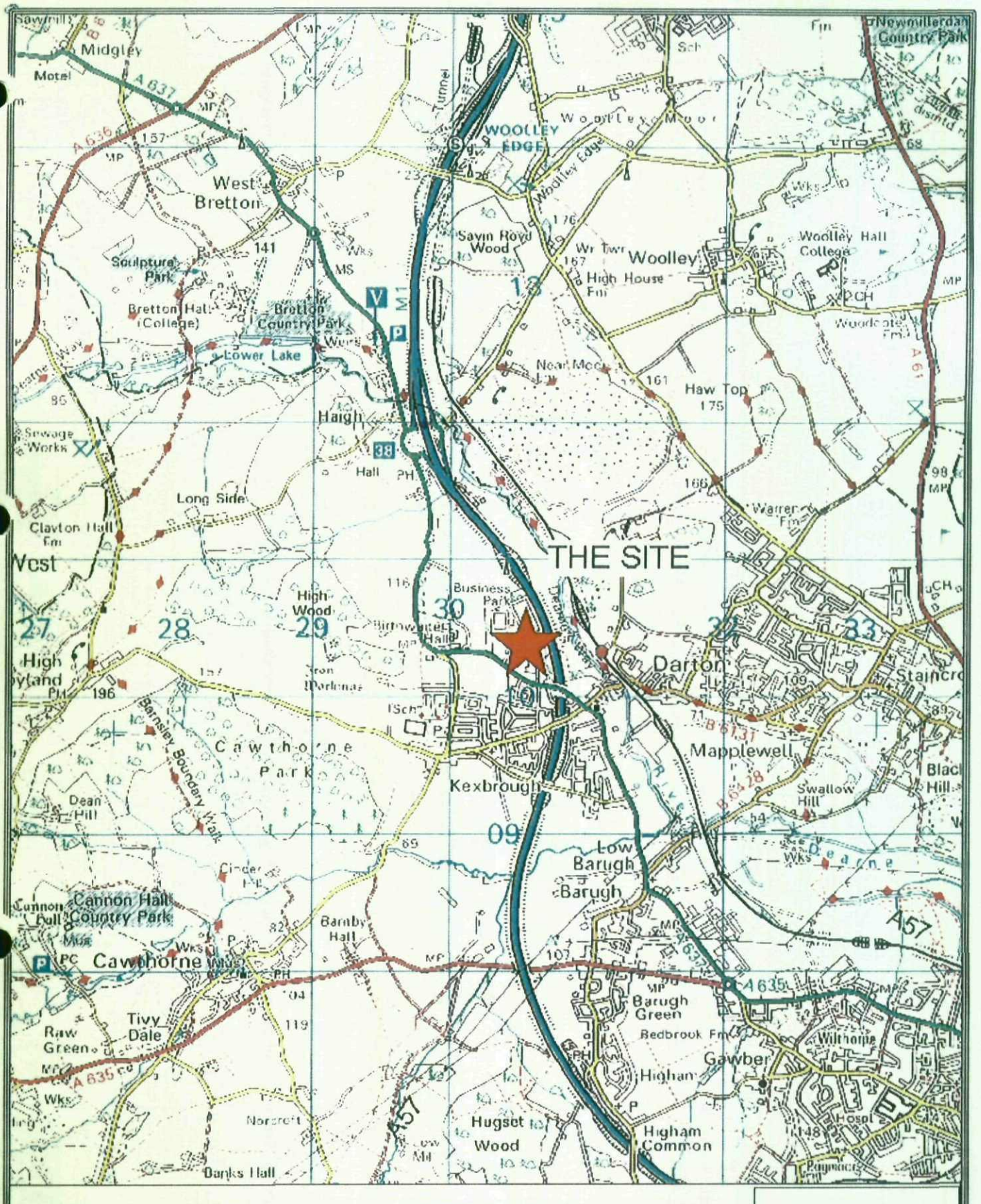


Comment and Assessment

22.2 The site is very well located in terms of proximity to Junction 38 M1 and is located well away from existing residential properties. The assessment by Renaissance South Yorkshire indicates that the aforementioned vacant land is currently unavailable due to the possible expansion of existing firms, however there is no extant planning permission which would suggest that this is their intention; therefore the site is currently available and should be included within the Council's calculation of available supply. The site also scored highly in the qualitative assessment with **9 Points**, failing only on the lack of extant planning permission.

- **Area of Land Considered Available for Development: 3.9ha**
- **Agree with Renaissance SY Information: No**

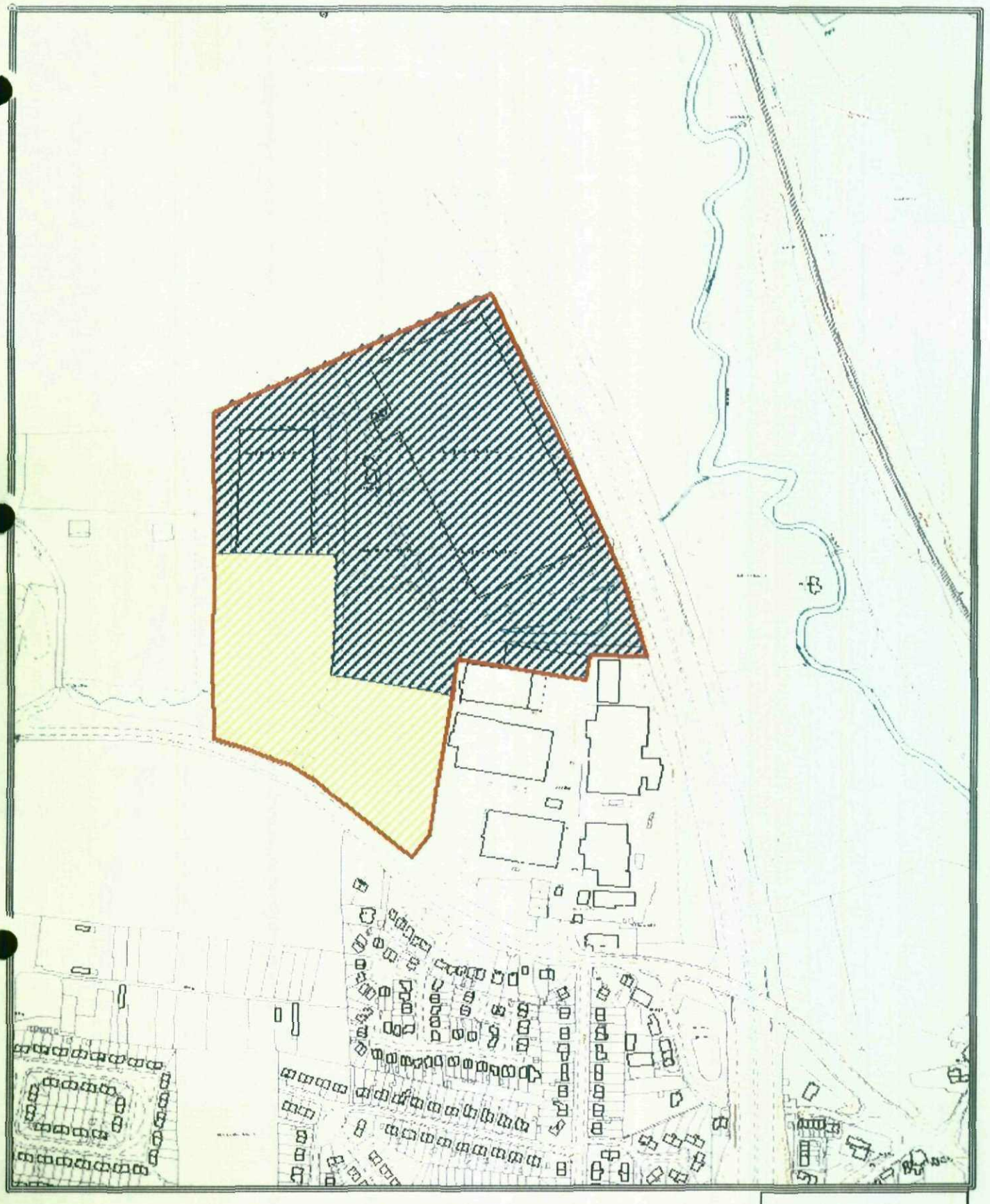
	Comments	Score	Area	No of Premises
Undeveloped Land	Yes	1	3.9 ha	
Available Floor space/premises	Yes	1	250,000 sq ft	25
Accessibility	Good	1		
Topography	Level	1		
Planning	No	0		
Ownership	Private	1		
Utilities	In place	1		
Marketing	Current	1		
Other environmental constraints	None	1		
Land Use	Suitable for B1, B2, B8	1		
	Total	9		



North

LOCATION PLAN
BIRTHWAITE BUSINESS PARK
(PREMDOOR EXPANSION LAND)
ROTHERHAM
(NOT TO SCALE)

RENAISSANCE



North

N
W E
S

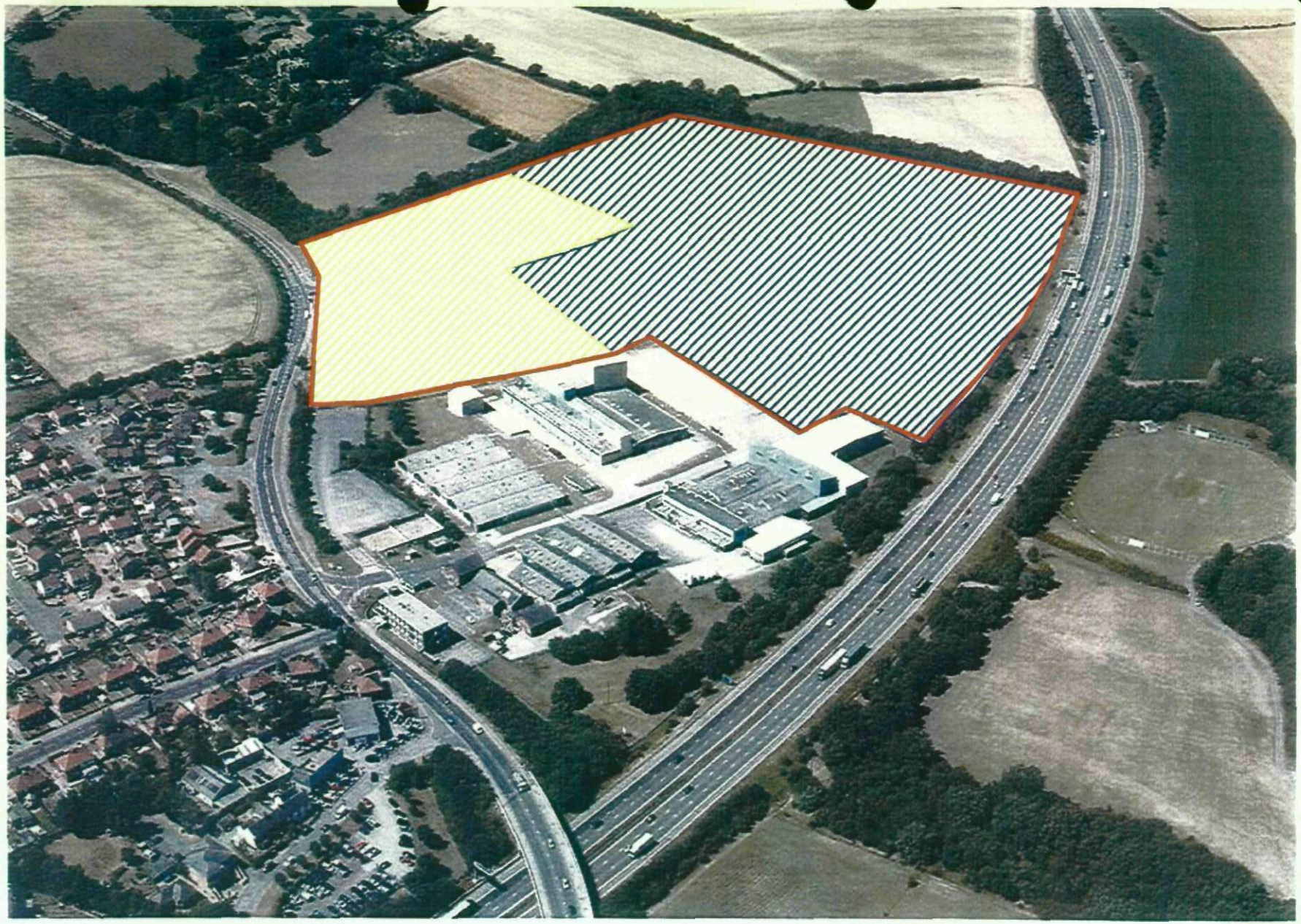
BMBC UDP BOUNDARY = 14.2HA

LAND DEVELOPED = 10.3HA

UNAVAILABLE = 3.9HA

RENAISSANCE

BIRTHWAITE BUSINESS PARK
(PREMDOOR EXPANSION LAND)
ROTHERHAM
(NOT TO SCALE)



BIRTHWAITE BUSINESS PARK BARNSLEY

RENAISSANCE
YORKSHIRE

SOUTH YORKSHIRE EMPLOYMENT LAND REVIEW SITE ASSESSMENT

Local Authority	Barnsley			LA Ref:	BE0015/C	
Town/village, etc	Barnsley			Co-ordinates:	Easting: 428350	Northing: 411300
Site Name	Birthwaite Business Park			GVA Ref:	72	
Site Area	Total hectares: 14.2 (UDP boundary)	Total acres: 35.07 (UDP boundary)		Remaining hectares: Nil	Remaining acres: Nil	
Planning	Allocation: Employment			Status: No consent in place		
Owned by	Premdor					
Site Description and History:	Expansion land to existing industrial users					
Site Status:	✓	**Comment & Explanation**				
Undevelopable land		Unavailable as the site is expansion land to industrial occupiers				
Land developed/ under development	✓					
Land currently unavailable	✓					
Available land						
Deliverability	***Comment***					
Location	2 minutes drive to J38 M1					
Accessibility	Off main Barnsley/Huddersfield Road					
Topography	Gently sloping site					
Planning	No consent in place although whole site allocated for B1/B2/B8 users					
Ownership	Premdor					
Utilities	All mains services available					
Environmental	No issues					
Contamination	None known					
Adjacent Occupiers	Established industrial location					
Cost	None known					
Location Plan	Yes					
Site Plan	Yes					
Aerial photograph	Yes					

Property Particulars for

9511

Factory 3, J38 Business Park, Huddersfield Road, Darton, Barnsley, South Yorkshire



Junction 38 Business Park is a large industrial complex providing a wide range of industrial & office buildings on a site of approximately 17.13 acres. Units on this site are available individually and Factory 3 is an industrial unit comprising of 50,586 sq ft. The agents may consider splitting units to accommodate smaller requirements at a price guide of £4.00 per sq. ft.

Location: The property has excellent road access, situated at Darton on the A637 with frontage to the M1 motorway and 0.5 miles from Junction 38. Local amenities of Darton village, including a railway station are within walking distance and Barnsley Town Centre is 5 miles to the south east.

Size: Minimum 50591 SqFt to Maximum 50591 SqFt
(Minimum 4700 SqM to Maximum 4700 SqM)

Tenure: Leasehold £4.00 per sq ft

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s):

King Sturge LLP
Mr Rob McAndrew
0113 244 1441
richard.harris@kingsturge.com

Lambert Smith Hampton
Mr Adam Peacock
0114 275 3752

Barnsley Development Agency
PO Box 598, Barnsley, S70 9EX
Tel. 01226 787535 · Fax 01226 787605
www.barnsleydevelopmentagency.co.uk

This information is given as a guide only and shall not form part of any contract . Whilst believed to be correct and given in good faith, you should satisfy yourself as to its veracity. The naming of any agent or other party in this document does not constitute any endorsement of them by the BDA or by Barnsley MBC and you must satisfy yourself as to their credentials.

Property Particulars for

9510

Factory 2, J38 Business Park, Huddersfield Road, Darton, Barnsley, South Yorkshire



Junction 38 Business Park is a large industrial complex providing a wide range of industrial & office buildings on a site of approximately 17.13 acres. Units on this site are available individually and Factory 2 is an industrial unit comprising of 36,635 sq ft. The agents may consider splitting units to accommodate smaller requirements at a price guide of £4.00 per sq. ft.

Location: The property has excellent road access, situated at Darton on the A637 with frontage to the M1 motorway and 0.5 miles from Junction 38. Local amenities of Darton village, including a railway station are within walking distance and Barnsley Town Centre is 5 miles to the south east.

Size: Minimum 36635 SqFt to Maximum 36635 SqFt
(Minimum 3403 SqM to Maximum 3403 SqM)

Tenure: Leasehold £4.00 per sq ft

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s):

King Sturge LLP
Mr Rob McAndrew
0113 244 1441
richard.harris@kingsturge.com

Lambert Smith Hampton
Mr Adam Peacock
0114 275 3752

Barnsley Development Agency
PO Box 598, Barnsley, S70 9EX
Tel. 01226 787535 · Fax 01226 787605
www.barnsleydevelopmentagency.co.uk

This information is given as a guide only and shall not form part of any contract . Whilst believed to be correct and given in good faith, you should satisfy yourself as to its veracity. The naming of any agent or other party in this document does not constitute any endorsement of them by the BDA or by Barnsley MBC and you must satisfy yourself as to their credentials.

Property Particulars for

9507

Workshops, J38 Business Park, Huddersfield Road, Darton, Barnsley, South Yorkshire



Junction 38 Business Park is a large industrial complex providing a wide range of industrial & office buildings on a site of approximately 17.13 acres. Units on this site include 7 studio/workshops of various sizes ranging between 1,041 - 9,845 sq.ft. at a price guide of £4.00 per sq. ft., subject to availability.

Location: The property has excellent road access, situated at Darton on the A637 with frontage to the M1 motorway and 0.5 miles from Junction 38. Local amenities of Darton village, including a railway station are within walking distance and Barnsley Town Centre is 5 miles to the south east.

Size: Minimum 1041 SqFt to Maximum 9845 SqFt
(Minimum 97 SqM to Maximum 915 SqM)

Tenure: Leasehold £4.00 per sq ft

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s):

King Sturge LLP
Mr Rob McAndrew
0113 244 1441
richard.harris@kingsturge.com

Lambert Smith Hampton
Mr Adam Peacock
0114 275 3752

Barnsley Development Agency
PO Box 598, Barnsley, S70 9EX
Tel. 01226 787535 · Fax 01226 787605
www.barnsleydevelopmentagency.co.uk

This information is given as a guide only and shall not form part of any contract . Whilst believed to be correct and given in good faith, you should satisfy yourself as to its veracity. The naming of any agent or other party in this document does not constitute any endorsement of them by the BDA or by Barnsley MBC and you must satisfy yourself as to their credentials.

Property Particulars for

9514

Factory 6, J38 Business Park, Huddersfield Road, Darton, Barnsley, South Yorkshire



Junction 38 Business Park is a large industrial complex providing a wide range of industrial & office buildings on a site of approximately 17.13 acres. Units on this site are available individually and Factory 6 is an industrial unit comprising of 9,517 sq ft. The agents may consider splitting units to accommodate smaller requirements at a price guide of £4.00 per sq. ft.

Location: The property has excellent road access, situated at Darton on the A637 with frontage to the M1 motorway and 0.5 miles from Junction 38. Local amenities of Darton village, including a railway station are within walking distance and Barnsley Town Centre is 5 miles to the south east.

Size: Minimum 9517 SqFt to Maximum 9517 SqFt
(Minimum 884 SqM to Maximum 884 SqM)

Tenure: Leasehold £4.00 per sq ft

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s):

King Sturge LLP
Mr Richard Gale
0113 244 1441
richard.harris@kingsturge.com

Lambert Smith Hampton
Mr Ed Norris
0114 275 3752

Barnsley Development Agency
PO Box 598, Barnsley, S70 9EX
Tel. 01226 787535 · Fax 01226 787605
www.barnsleydevelopmentagency.co.uk

This information is given as a guide only and shall not form part of any contract . Whilst believed to be correct and given in good faith, you should satisfy yourself as to its veracity. The naming of any agent or other party in this document does not constitute any endorsement of them by the BDA or by Barnsley MBC and you must satisfy yourself as to their credentials.

Property Particulars for

10064

Factory 4a, J38 Business Park, Huddersfield Road, Darton, Barnsley, South Yorkshire



Junction 38 Business Park is a large industrial complex providing a wide range of industrial & office buildings on a site of approximately 17.13 acres. Units on this site are available individually and Factory 4a is an industrial unit comprising of 8,226 sq ft. The agents may consider splitting units to accommodate smaller requirements at a price guide of £4.00 per sq. ft.

Location: The property has excellent road access, situated at Darton on the A637 with frontage to the M1 motorway and 0.5 miles from Junction 38. Local amenities of Darton village, including a railway station are within walking distance and Barnsley Town Centre is 5 miles to the south east.

Size: Minimum 8226 SqFt to Maximum 8226 SqFt
(Minimum 764 SqM to Maximum 764 SqM)

Tenure: Leasehold £4.00 per sq ft

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s):

King Sturge LLP
Mr Rob McAndrew
0113 244 1441
richard.harris@kingsturge.com

Lambert Smith Hampton
Mr Adam Peacock
0114 275 3752

Barnsley Development Agency
PO Box 598, Barnsley, S70 9EX
Tel. 01226 787535 · Fax 01226 787605
www.barnsleydevelopmentagency.co.uk

This information is given as a guide only and shall not form part of any contract . Whilst believed to be correct and given in good faith, you should satisfy yourself as to its veracity. The naming of any agent or other party in this document does not constitute any endorsement of them by the BDA or by Barnsley MBC and you must satisfy yourself as to their credentials.

Property Particulars for

10575

Factory 4b, J38 Business Park, Huddersfield Road, Darton, Barnsley, South Yorkshire



Junction 38 Business Park is a large industrial complex providing a wide range of industrial & office buildings on a site of approximately 17.13 acres. Units on this site are available individually and Factory 4b is an industrial unit comprising of 5,270 sq ft. The agents may consider splitting units to accommodate smaller requirements at a price guide of £4.00 per sq. ft.

Location: The property has excellent road access, situated at Darton on the A637 with frontage to the M1 motorway and 0.5 miles from Junction 38. Local amenities of Darton village, including a railway station are within walking distance and Barnsley Town Centre is 5 miles to the south east.

Size: Minimum 5270 SqFt to Maximum 5270 SqFt
(Minimum 490 SqM to Maximum 490 SqM)

Tenure: Leasehold £4.00 On application

(Prices listed relate to the minimum size)

Status: AVAILABLE

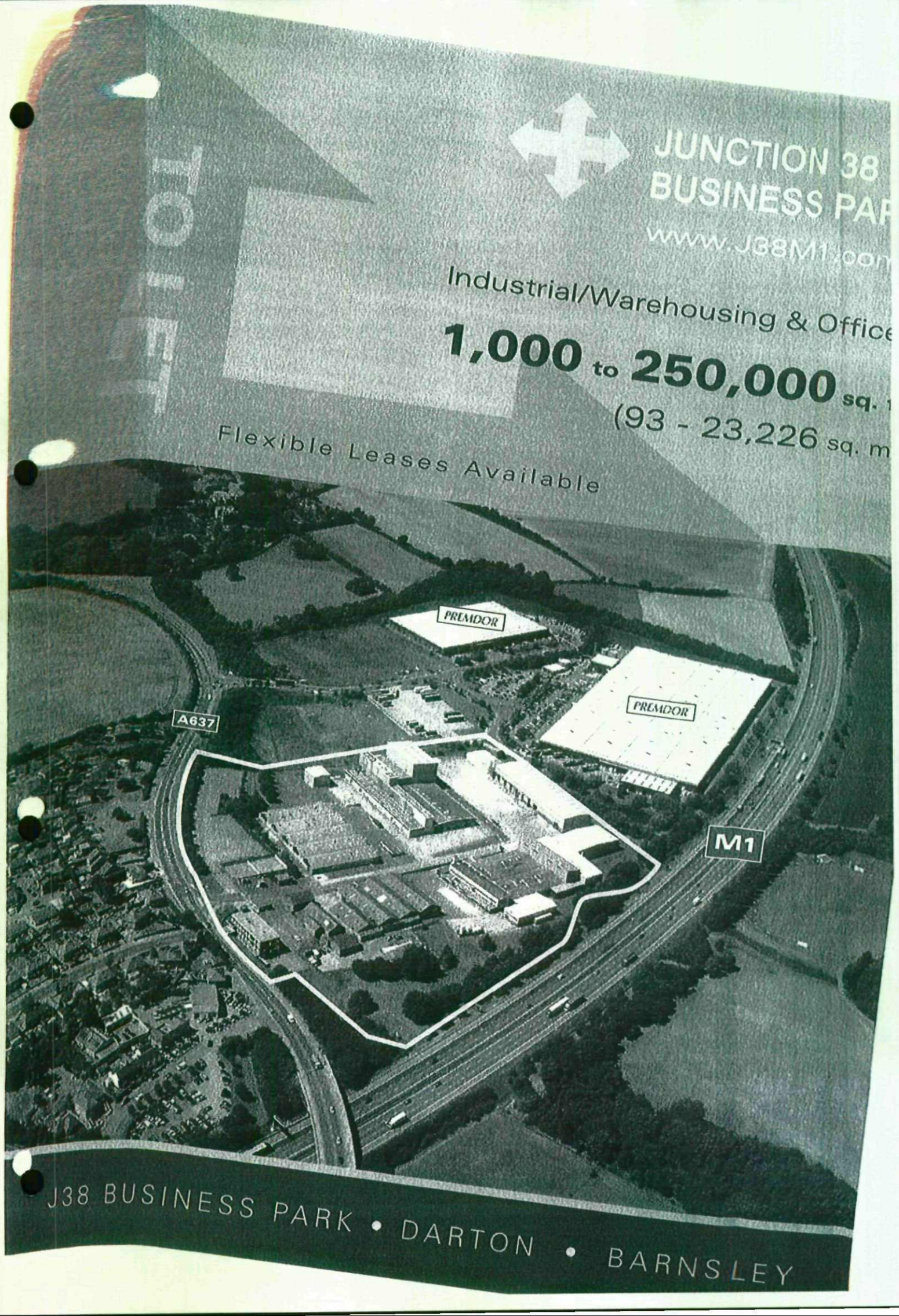
Agent(s):

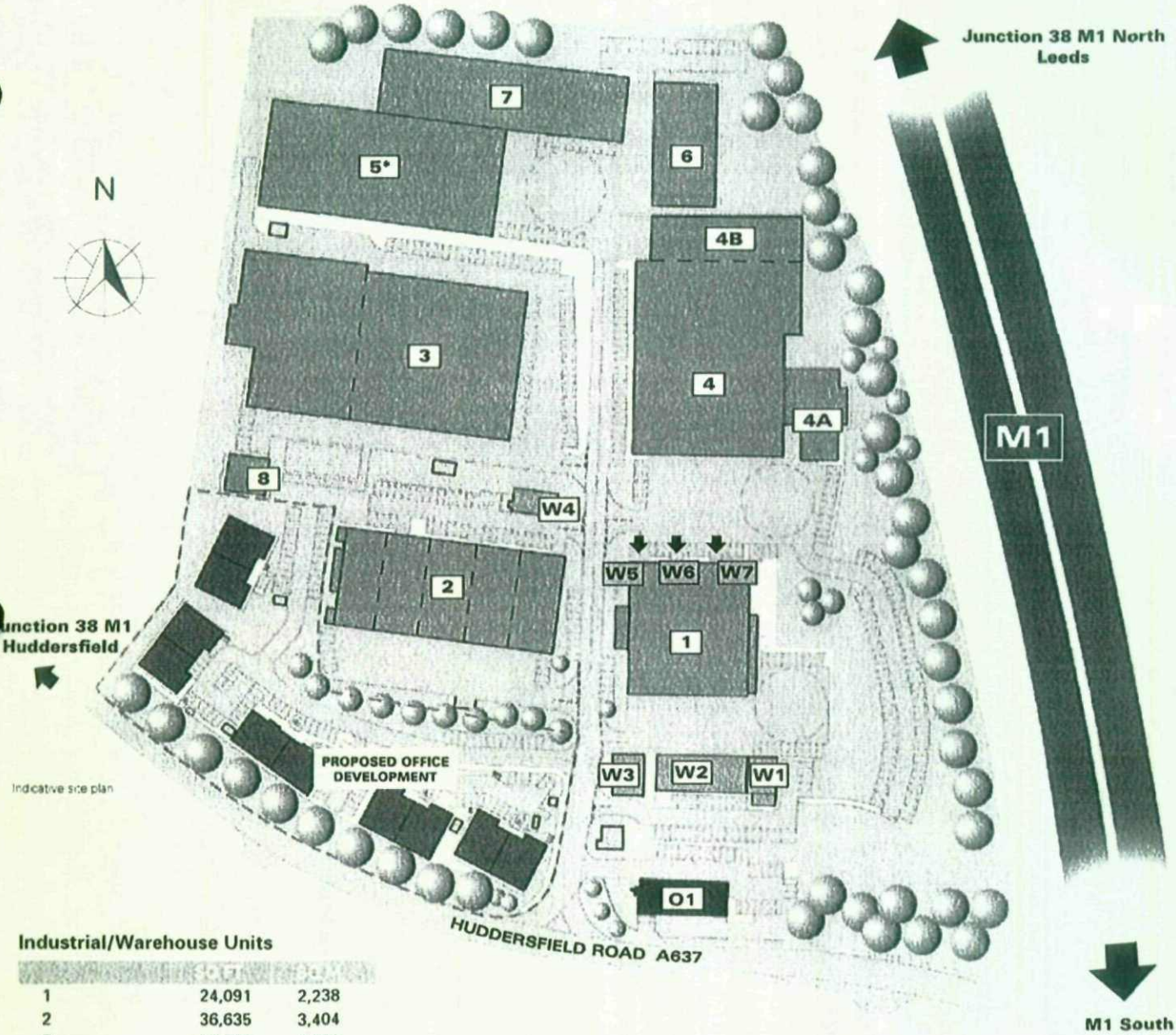
King Sturge LLP
Mr Rob McAndrew
0113 244 1441
richard.harris@kingsturge.com

Lambert Smith Hampton
Mr Adam Peacock
0114 275 3752

Barnsley Development Agency
PO Box 598, Barnsley, S70 9EX
Tel. 01226 787535 · Fax 01226 787605
www.barnsleydevelopmentagency.co.uk

This information is given as a guide only and shall not form part of any contract . Whilst believed to be correct and given in good faith, you should satisfy yourself as to its veracity. The naming of any agent or other party in this document does not constitute any endorsement of them by the BDA or by Barnsley MBC and you must satisfy yourself as to their credentials.


JUNCTION 38
BUSINESS PAR
www.J38M1.com
Industrial/Warehousing & Office
1,000 to 250,000 sq.
(93 - 23,226 sq. m
Flexible Leases Available
PREMDOR
PREMDOR
A637
M1
J38 BUSINESS PARK • DARTON • BARNSLEY



Indicative site plan

Industrial/Warehouse Units

1	24,091	2,238
2	36,635	3,404
3	50,586	4,700
4	40,560	3,768
4a	8,226	764
4b	5,270	490
5 under construction	30,350	2,820
6	9,517	884
7	20,079	1,865
8	1,670	155

Studio/Workshop Units

	SQ FT	SQ M
W 1	2,087	194
W 2	5,332	495
W 3	1,398	130
W 4	1,190	111
W 5	1,041	98
W 6	1,041	98
W 7	1,041	98

Office Units

	SQ FT	SQ M
Offices (O1)	9,750	906

Proposed

10 proposed office units from
2,500 sq ft (232 sq m) providing
a total of 29,000 sq ft (2,694 sq m)



Images for indicative purposes only.

www.J38M1.com