BARNSLEY INDIVIDUAL SITE ASSESSMENTS: SITES NO 52

52.0 ASHROYD BUSINESS PARK

52.1 Ashroyd Business Park is located on the A6195, approximately 1 mile from Junction 37 M1. It extends to 22.3ha and currently accommodates 2 large industrial buildings, however these are vacant and being actively marketed. The site is bound on 2 sides by residential properties and to the east by the established Platts Common Industrial Estate. The site has the benefit of outline consent for B1, B2 and B8 uses, therefore only detailed consent would be required for specific individual units. The site is shown on the aerial photograph below, however since this was taken the aforementioned industrial units have been constructed in the two locations identified by the arrows.



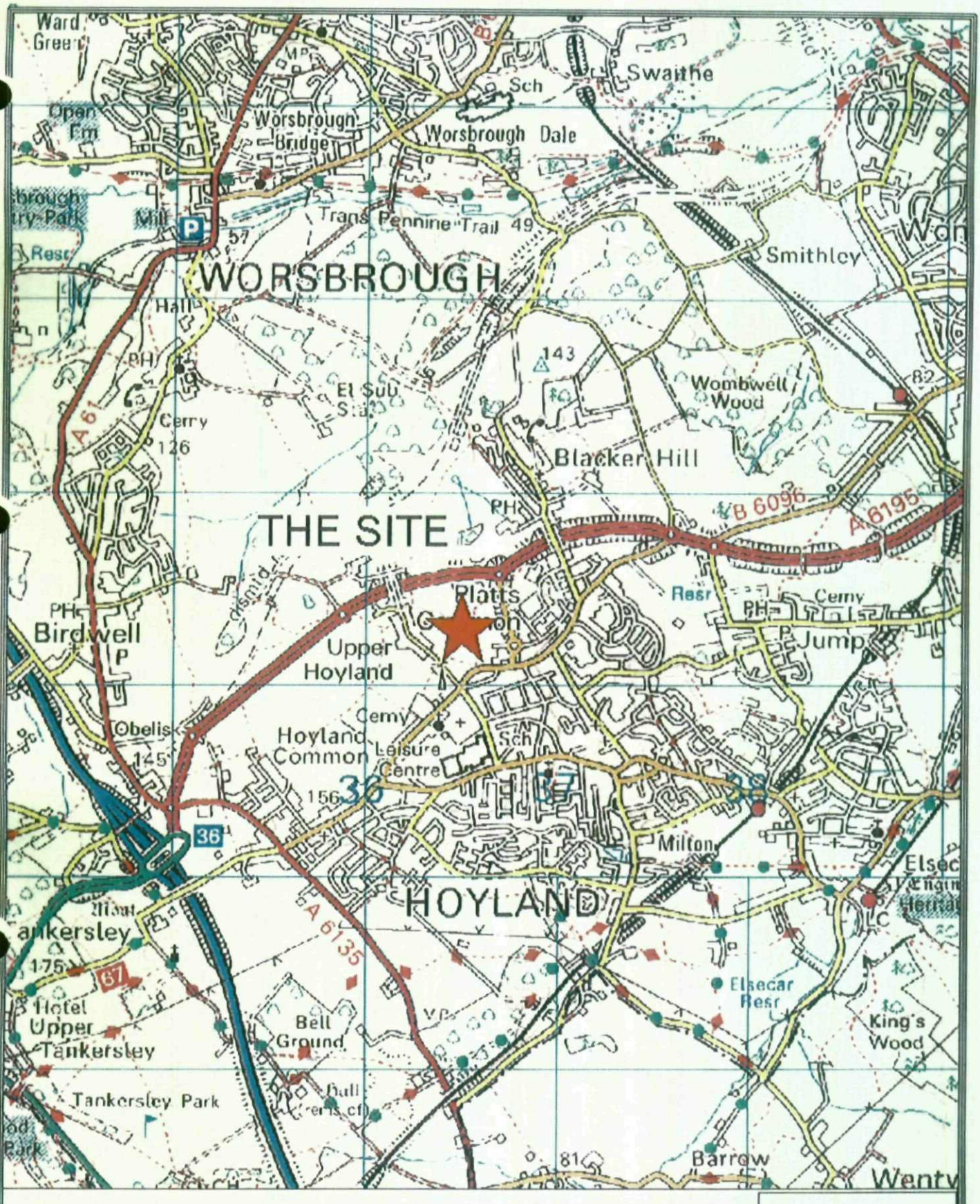
Comment and Assessment

52.2 This site has been fully reclaimed and has no significant site constraints. Its proximity to Junction 37 M1 means that it is located in a strategic position along the M1 corridor. Renaissance SY's information states that 12.2ha of land remains available for development. This is a true representation and it is agreed that the zones allocated as 1, 2 and 3 are undevelopable due site constraints and existing uses. The site scored also scored a maximum **10 Points** when assessed against the criteria, confirming that it is a strategic employment allocation with land available for development.

- **Area of Land Considered Available for Development: 12.2ha**
- **Agree with Renaissance SY Information: Yes**

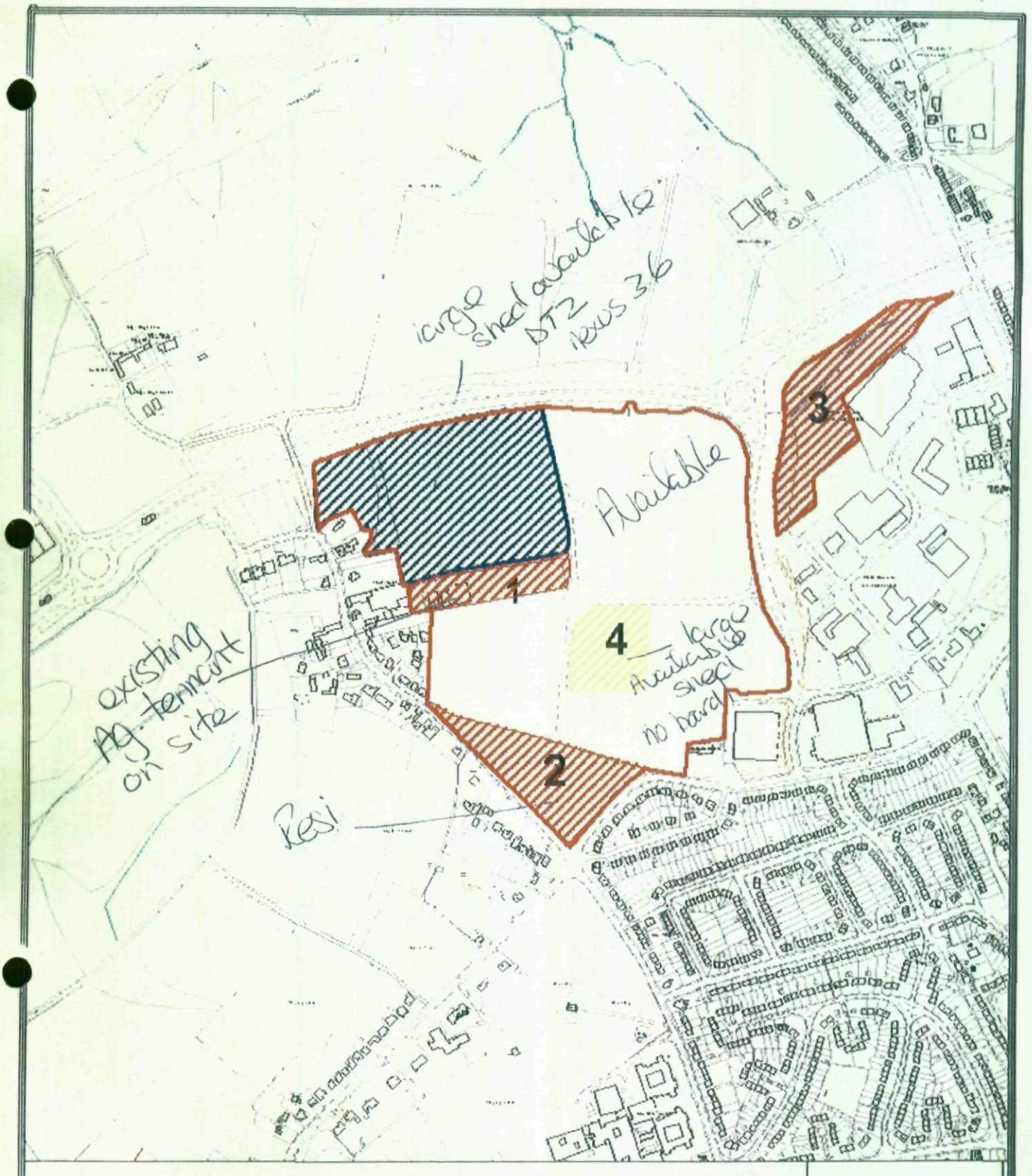
	Comments	Score	Area	No of Premises
Undeveloped Land	Yes	1	12.2 ha	

Available Floor space/premises	Yes	1	225,240 sq ft	3
Accessibility	Good	1		
Topography	Level	1		
Planning	Yes	1		
Ownership	Private	1		
Utilities	In place	1		
Marketing	Current	1		
Other environmental constraints	None	1		
Land Use	Suitable for B1, B2, B8	1		
	Total	10		



LOCATION PLAN
ASHROYD BUSINESS PARK
BARNSLEY
(NOT TO SCALE)

RENAISSANCE



North

	LAND DEVELOPED	= 4.9HA
1	UNDEVELOPABLE LAND	= 0.77HA
2	UNDEVELOPABLE LAND	=1.66HA
3	UNDEVELOPABLE LAND	= 2.0HA
4	UNAVAILABLE	= 1.0HA
	REMAINING AREA	= 12.2HA

RENAISSANCE

ASHROYD BUSINESS PARK
BARNSLEY
(NOT TO SCALE)



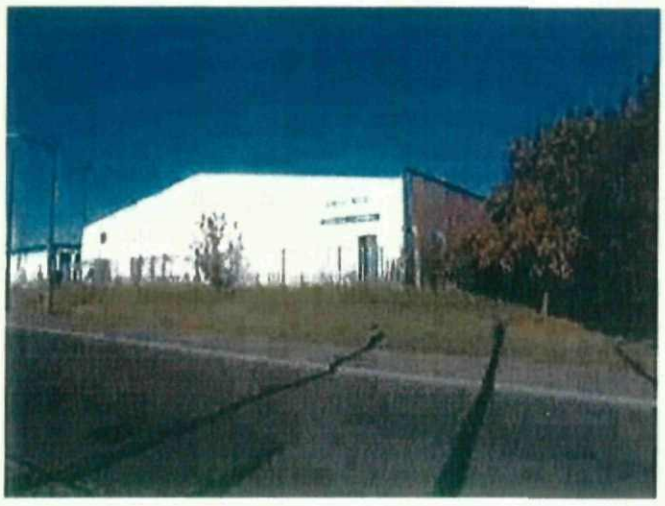
ASHROYD BUSINESS PARK BARNSLEY

RENAISSANCE
YORKSHIRE

Property Particulars for

10474

Platts Common Industrial Estate, Mason Way / Barnsley Road, Hoyland , Barnsley, South Yorkshire



A detached, single storey steel portal frame building. The building occupies a site of approximatly 1.91 acres fully enclosed within a ring fence. Offers invited for freehold.

Location: The Platts Common Industrial Estate is an established commercial location strategically positioned within one and a half miles of the M1 motroway at Junction 36 accessed via the Dearne Valley Parkway (A6195).

The property is prominently located at the entrance to the Platts Common Industrial Estate and enjoys extensive frontages to both Barnsley Road and Mason Way.

Size: Minimum 19050 SqFt to Maximum 19050 SqFt
(Minimum 1770 SqM to Maximum 1770 SqM)

Tenure: Leasehold £65,000 Per Annum
Freehold £1,000,000 Purchase price
(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s): Wilbys Chartered Surveyors
Mr Barry N Seal
01226 299221
contact@wilbys.net

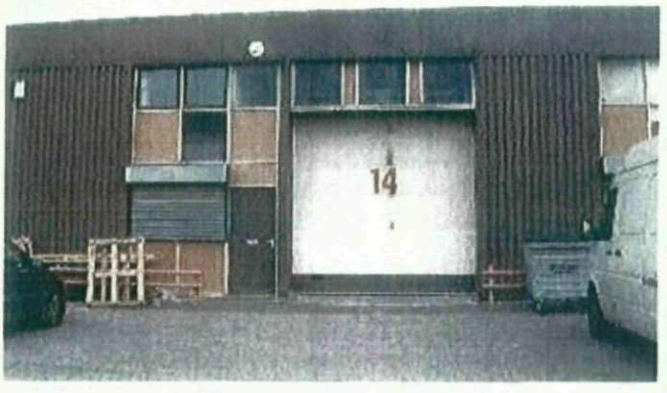
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PO Box 598, Barnsley, S70 9EX
Tel. 01226 787535 · Fax 01226 787605
www.barnsleydevelopmentagency.co.uk

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Property Particulars for

10415

Unit 14, Platts Common Industrial Estate, Clayfield Road, Hoyland, Barnsley, South Yorkshire



Has a shared yard with rollershutter door access (price excludes VAT).

Location: Platts Common is a well established industrial estate accessed via the A6195 Dearne Valley Parkway, approximately 1.5 miles from M1 J36.

Size: Minimum 1190 SqFt to Maximum 1190 SqFt
(Minimum 111 SqM to Maximum 111 SqM)

Tenure: Leasehold £5,650 Per Annum

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s): BMBC Estates
Ms Laura Webster
01226 774600
estates@barnsley.gov.uk

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SOUTH YORKSHIRE EMPLOYMENT LAND REVIEW SITE ASSESSMENT

Local Authority	Barnsley		LA Ref:	BE0038/C
Town/village, etc	Dearne Valley Parkway Platts Common		Co-ordinates:	Easting: 435950 / Northing: 401050
Site Name	Ashroyd Business Park		GVA Ref:	67
Site Area	Total hectares: 22.53 (UDP Boundary)	Total acres: 55.6 (UDP Boundary)	Remaining hectares: 12.2	Remaining acres: 30.13
Planning	Allocation: Employment		Status: Planning consent for B1/B2/B8 uses	
Owned by	Ackroyd & Abbott Limited			
Site Description and History:	The whole site has a net developable area of 36 acres with infrastructure works now completed involving the provision of estate roads and mains services to create 5 level serviced development plots. The land for many years was formerly used for agricultural purposes.			

Site Status:	✓	**Comment & Explanation**
Undevelopable land	✓	Plot 1 – undevelopable – agricultural use. Plot 2 – undevelopable – residential development. Plot 3 – undevelopable – land gradient/land locked. Plot 4 – unavailable – 50,000 sq ft B2/B8 unit being developed (completion August 2007)
Land developed/ under development		
Land currently unavailable	✓	
Available land	✓	

Deliverability	**Comment**
Location	Strategically located on the M1 corridor between Sheffield and Leeds some 1 ½ miles from Junction 36 M1.
Accessibility	The site benefits from an extensive frontage to the A6195 Dearne Valley Parkway with vehicular access being gained off Ryecroft Bank.
Topography	Infrastructure works have been completed to provide 5 level development plots.
Planning	Site has outline consent for B1, B2 and B8 uses. Detailed consent will be required for specific individual units.
Ownership	The land is owned by Ackroyd and Abbott Limited.
Utilities	All mains services are connected to the site.
Environmental	The site was formerly used for agricultural purposes and is one of the few genuine greenfield development sites in South Yorkshire.
Contamination	The whole site has been fully remediated and is available for immediate development.
Adjacent Occupiers	Adjacent to Platts Common Industrial Estate and Shortwood Business Park.
Cost	The site has been fully remediated and the provision of estate roads and mains services have now been completed.
Location Plan	Yes
Site Plan	Yes
Aerial photograph	Yes

Property Particulars for

9526

NEXUS 36, Ashroyd Business Park, Dearne Valley Parkway, Barnsley, South Yorkshire



194,720 square foot distribution warehouse with 10,657 square foot office content over two floors making a unit of 205,377 square foot in total. The specification includes 12 dock level loading doors with an additional 2 ground level loading doors. 1,000 Kva power supply and internal eaves height of 14m. Flexible lease terms available (min 3 years) and may sell freehold.

Location: Strategically located on the M1 motorway corridor between Sheffield and Leeds, within 1.5 miles of J36 via the Dearne Valley Parkway (A6195)

Size: Minimum 205000 SqFt to Maximum 205000 SqFt
(Minimum 19044 SqM to Maximum 19044 SqM)

Tenure: Leasehold £4.75 per sq ft
Freehold On application
(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s):

DTZ Debenham Tie Leung North
Mr Mike Baugh
0113 2543000
mike.baugh@dtz.com

Lane Walker Limited
Mr Clive Stevens
0114 275 3260

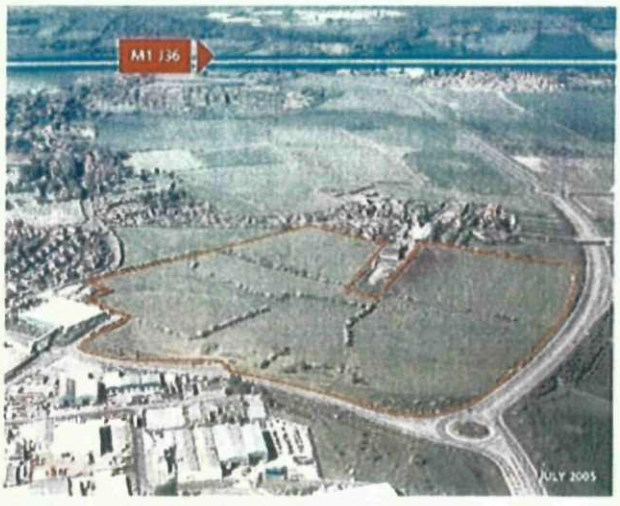
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Property Particulars for

9561

Plot 2, Ashroyd Park, Dearne Valley Parkway, Barnsley, South Yorkshire



Proposals for plot 2 are for up to 200,000 square foot of design and build industrial accommodation with up to a 15 metres eaves height.

Location: Strategically located on the M1 motorway corridor between Sheffield and Leeds, within 1.5 miles of J36 via the Dearne Valley Parkway (A6195)

Size: Minimum 50000 SqFt to Maximum 200000 SqFt
(Minimum 4645 SqM to Maximum 18580 SqM)

Tenure: Leasehold £4.50 On application
Freehold £57.00 £59.00 per sq ft
(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s):

Crossland Otter Hunt
Mr John Gregory
0114 296 0099

GVA Grimley Leeds
Mr Rob Oliver
0870 900 89 90

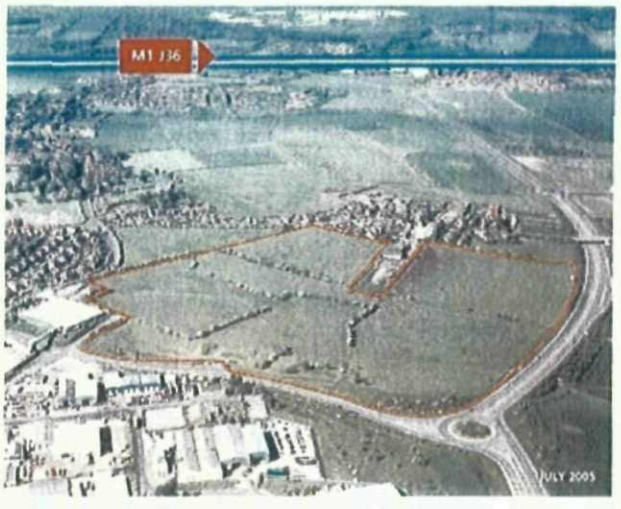
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Property Particulars for

9562

Plot 3, Ashroyd Park, Dearne Valley Parkway, Barnsley, South Yorkshire



Plot 3 - up to 100,000 sq. ft. industrial/office accommodation available on a design and build basis, available for freehold or leasehold occupation.

Location: Strategically located on the M1 motorway corridor between Sheffield and Leeds, within 1.5 miles of J36 via the Dearne Valley Parkway (A6195)

Size: Minimum 30000 SqFt to Maximum 100000 SqFt
(Minimum 2787 SqM to Maximum 9290 SqM)

Tenure: Leasehold On application
Freehold On application
(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s):

Crossland Otter Hunt
Mr John Gregory
0114 296 0099

GVA Grimley Leeds
Mr Rob Oliver
0870 900 89 90

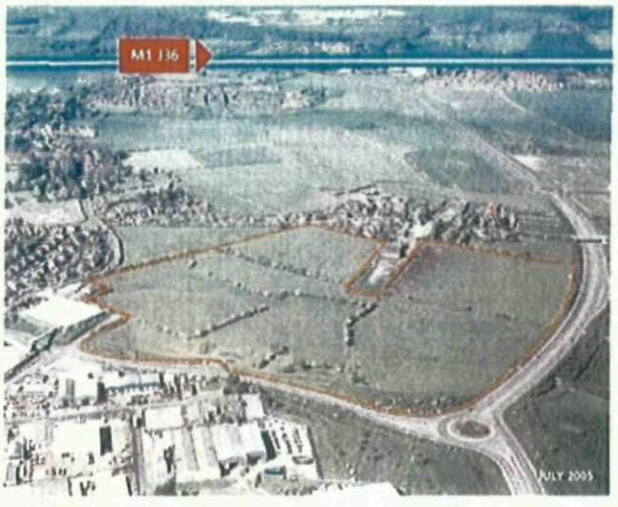
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Property Particulars for

9601

Plot 5, Ashroyd Park, Dearne Valley Parkway, Barnsley, South Yorkshire



Plot 5 can accomodate a range of office units with ample on site parking facilities. Opportunities exist to acquire freehold or leasehold accommodation on a design and build basis .

Location: Strategically located on the M1 motorway corridor between Sheffield and Leeds, within 1.5 miles of J36 via the Dearne Valley Parkway (A6195)

Size: Minimum 10000 SqFt to Maximum 62500 SqFt
(Minimum 929 SqM to Maximum 5806 SqM)

Tenure: Leasehold On application
Freehold On application
(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s):

Crossland Otter Hunt
Mr John Gregory
0114 296 0099

GVA Grimley Leeds
Mr Rob Oliver
0870 900 89 90

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