BARNSLEY INDIVIDUAL SITE ASSESSMENTS: SITE NO 40

40.0 THURNSCOE BUSINESS PARK

40.1 This large 17.7ha site is accessed off of the Dearne Towns Link Road, via Barrowfield Road and consists of a number of old an new industrial units in addition to large areas of vacant land. The site is relatively isolated in terms of proximity to local facilities and lies to the north of large areas of reclaimed land, which is now used as greenspace. This can be seen on the aerial photograph below.



Comment and Assessment

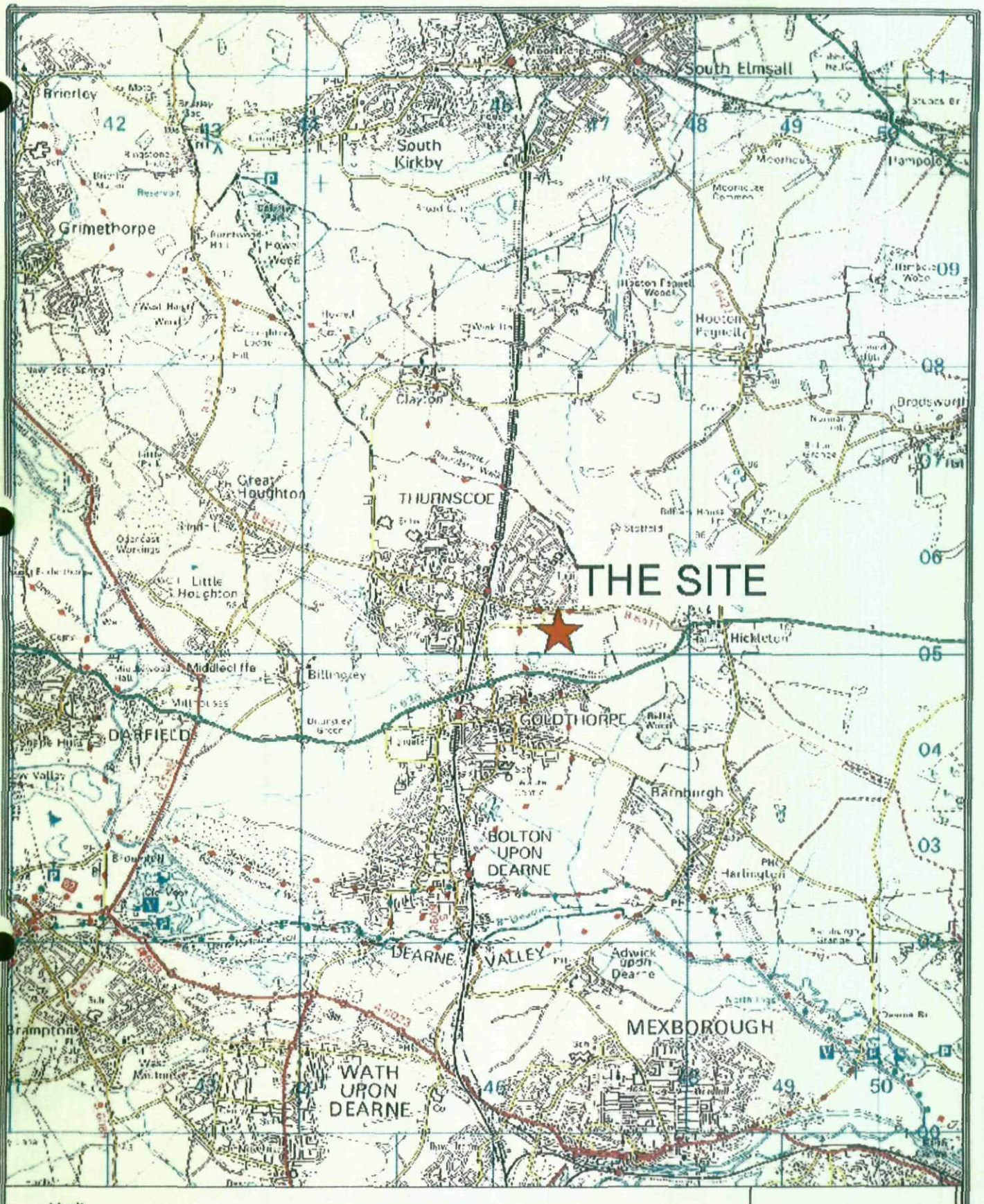
40.2 The assessment completed by Renaissance SY has indicated that 7.76ha of land is unavailable to the south and east of the site due to the fact that the site was under offer to potential purchases. Whilst this may have been the case at the time of their assessment, 7.7ha (19 acres) of the site is currently being marketed by English Partnership and Renaissance SY, evidence of which is shown below in a photograph taken of a marketing board resent on site.



40.3 This evidence therefore suggests that the site is currently available for development and should therefore be included in the Council's available supply. It is for this reason that we disagree with the Renaissance SY's assessment of the site. Following completion of our own qualitative assessment the site scored **9 Points**, failing only against the criteria for an extant planning permission.

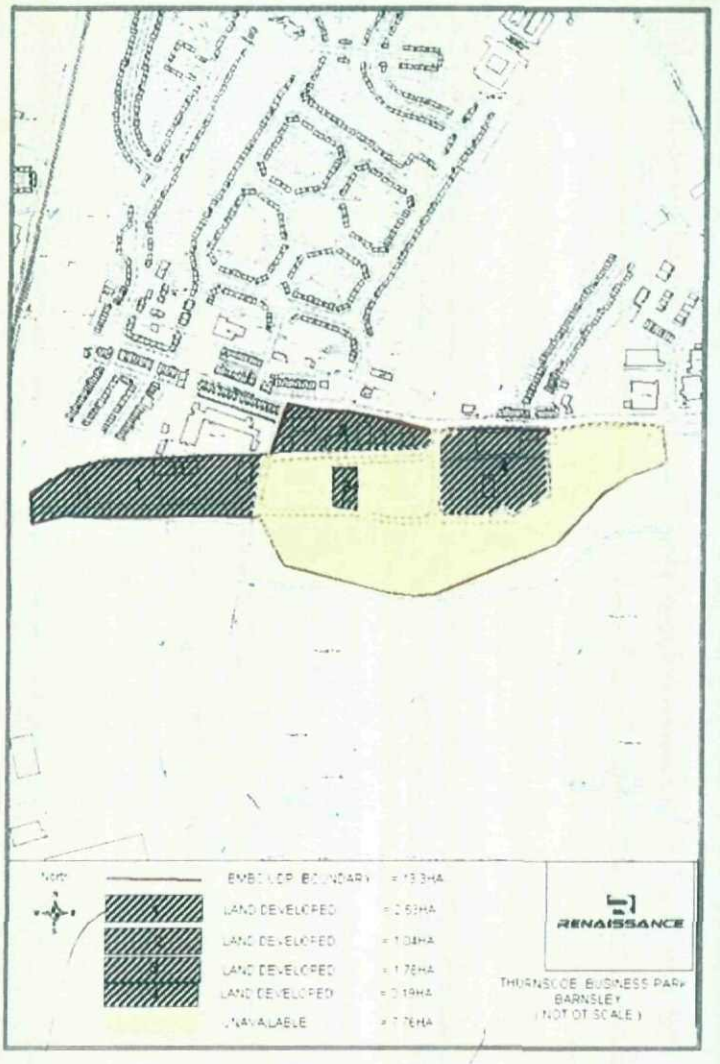
- **Area of Land Considered Available for Development: 7.76ha**
- **Agree with Renaissance SY Information: No**

	Comments	Score	Area	No of Premises
Undeveloped Land	Yes	1	7.76 ha	
Available Floor space/premises	Yes	1	32,780 sq ft	2
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		



LOCATION PLAN
THURNSCOE BP
BARNSLEY
(NOT TO SCALE)

RENAISSANCE



10 - advertised
for sale
as dev land
= available

in Norse + English
Part

occupied for outside storage
Are st available for
redevelopment.



THURNSCOE BUSINESS PARK BARNSLEY

RENAISSANCE

SOUTH YORKSHIRE EMPLOYMENT LAND REVIEW SITE ASSESSMENT

Local Authority	Barnsley			LA Ref:	BE0028/E	
Town/village, etc	Thurnscoe			Co-ordinates:	Easting: 445150	Northing: 404900
Site Name	Thurnscoe Business Park			GVA Ref:	106/107	
Site Area	Total hectares: 13.3 (UDP boundary)	Total acres: 32.86 (UDP boundary)		Remaining hectares: Nil	Remaining acres: Nil	
Planning	Allocation: Employment			Status: Outline consent granted		
Owned by	Yorkshire Forward and Barnsley MBC					
Site Description and History:	*Whole site is currently under offer to 6 potential purchasers including owner* occupiers and speculative industrial units					

Site Status:	✓	**Comment & Explanation**
Undevelopable land		Site is currently under offer to 6 potential purchasers
Land developed/ under development	✓	
Land currently unavailable	✓	
Available land		

Deliverability	**Comment**
Location	*Situated just off the A635 between Barnsley and Doncaster, close to local* amenities and only 5 miles from J37 A1 (M)
Accessibility	Directly off Barrowfield Road and less than 1 mile from A635
Topography	Flat site
Planning	Outline consent granted for B1, B2, B8
Ownership	Yorkshire Forward and Barnsley MBC
Utilities	Whole mains services are installed
Environmental	Methane recovery station on site
Contamination	*All site is fully reclaimed*
Adjacent Occupiers	Adjoining industrial occupiers and Thurnscoe Business Centre
Cost	*Site is fully reclaimed. No development gap*
Location Plan	Yes
Site Plan	Yes
Aerial photograph	Yes

Property Particulars for

10416

Unit 4, Thurnscoe Business Park, Phoenix Lane, Thurnscoe, Barnsley, South Yorkshire



Modern industrial unit with roller shutter and pedestrian door access and having the benefit of a shared gated service yard area. (price excludes VAT). Photo depicts typical unit type.

Location: Thurnscoe Business Park, Phoenix Lane is just off the B6411 close to local amenities including Thurnscoe railway station. This development is in an ideal location for trade with neighbouring towns and is close to the A635 Dearne Valley Parkway which provides excellent links to the A1 Motorway Junction 37 and the M1 Motorway Junction 36.

Size: Minimum 5895 SqFt to Maximum 5895 SqFt
(Minimum 548 SqM to Maximum 548 SqM)

Tenure: Leasehold £22,100 Per Annum

(Prices listed relate to the minimum size)

Status: AVAILABLE

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

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.

King Sturge

For Sale / To Let: Industrial Unit with Office Accommodation Lidgett Lane, Thurnscoe, Rotherham, Sout, UK, (Ref: SJN/sch)

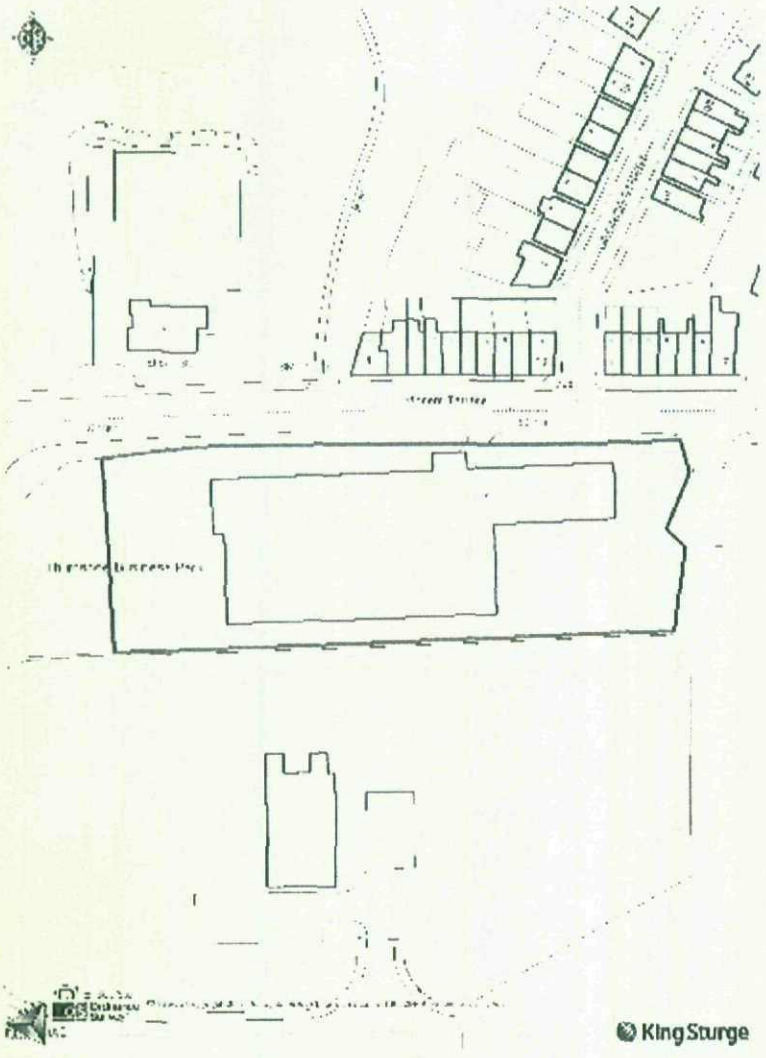
Lidgett Lane, Thurnscoe, Rotherham, Sout, UK, (Ref: SJN/sch) (map / driving directions)

26,885 ft^2

Contact
Suzie Nelson (+44 (0) 113 235 5221)
Robert McAndrew (+44 (0) 113 235 5253)

3 photos available - click here for originals





Status
Available

Location
Thurnscoe is located within South Yorkshire and lies approximately 5 miles east of Barnsley and 6 miles west of Doncaster. Rotherham is 9 miles to the south. Access to the motorway is excellent. Junction 37 of the M1 is approximately 9 miles to the west and junction 37 of the A1 (M) motorway is approximately 5 miles to the east. Local rail services are available from Thurnscoe to Doncaster with a journey time to London Kings Cross of approximately 1 hour 40 minutes.

Description
The property comprises an industrial building constructed of brick with a pitched, tiled roof which has been updated and extended over the past decade. The extension is of steel portal frame construction with profile metal sheeting beneath a pitched profile metal sheet covered roof. Internally the property is arranged to provide warehouse / light manufacturing at ground floor level and offices and staff facilities are provided over ground and first floor. The eaves height in the older building is 6.1 metres (20 feet) and in the extension it is 5.65 metres (18 feet 6 inches).

Terms
The unit is available by way of a new full repairing and insuring lease for a term to be agreed, alternatively the property is available freehold. Further details are available upon application.

Price / rent
0