BARNSLEY INDIVIDUAL SITE ASSESSMENTS: SITE NO 4

4.0 WOODMOOR COURT/WHARNCLIFFE BUSINESS PARK

4.1 This site covers approximately 13.1ha in total and is split into 2 allocations in the UDP, Employment Policy and Employment Proposal. The area to the east and west of the access road has been recently developed and now provides a number of units available for rent. These are provided within the Site Reference Document at No. 4. The remainder of the land to the north and far west is currently vacant, however it is understood that part of the site has planning permission for the erection of industrial units under reference numbers 2006/0770 and 2007/0669.

4.2 The aerial photograph below shows the entirety of the site, however does not show the existing development, which is located on the west boundary of the access road.



Assessment and Comment

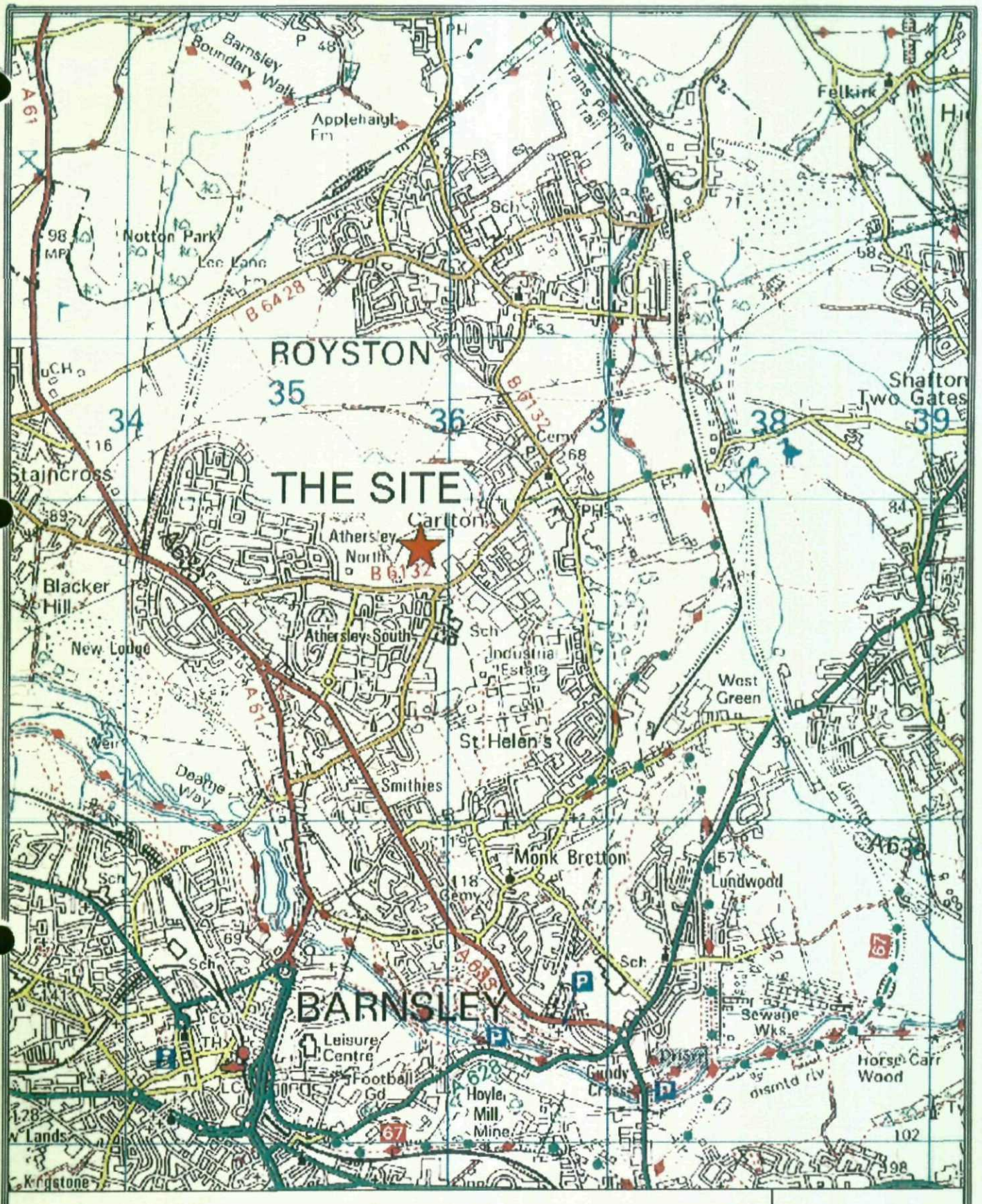
4.3 Information on the site which was provided by Renaissance South Yorkshire is located within the site reference document no 4 indicates that Plots 1 and 2 are unavailable due to the fact that they are programmed for development. Whilst this is not disputed, the land at this current time is available and should be included within the overall supply as construction of the developments have not begun and may never be implemented.

4.4 Notwithstanding this, 2.4ha (6 acres) of this land are currently being marketed as a design and build opportunity, therefore it is clear that this land should remain within the available supply.

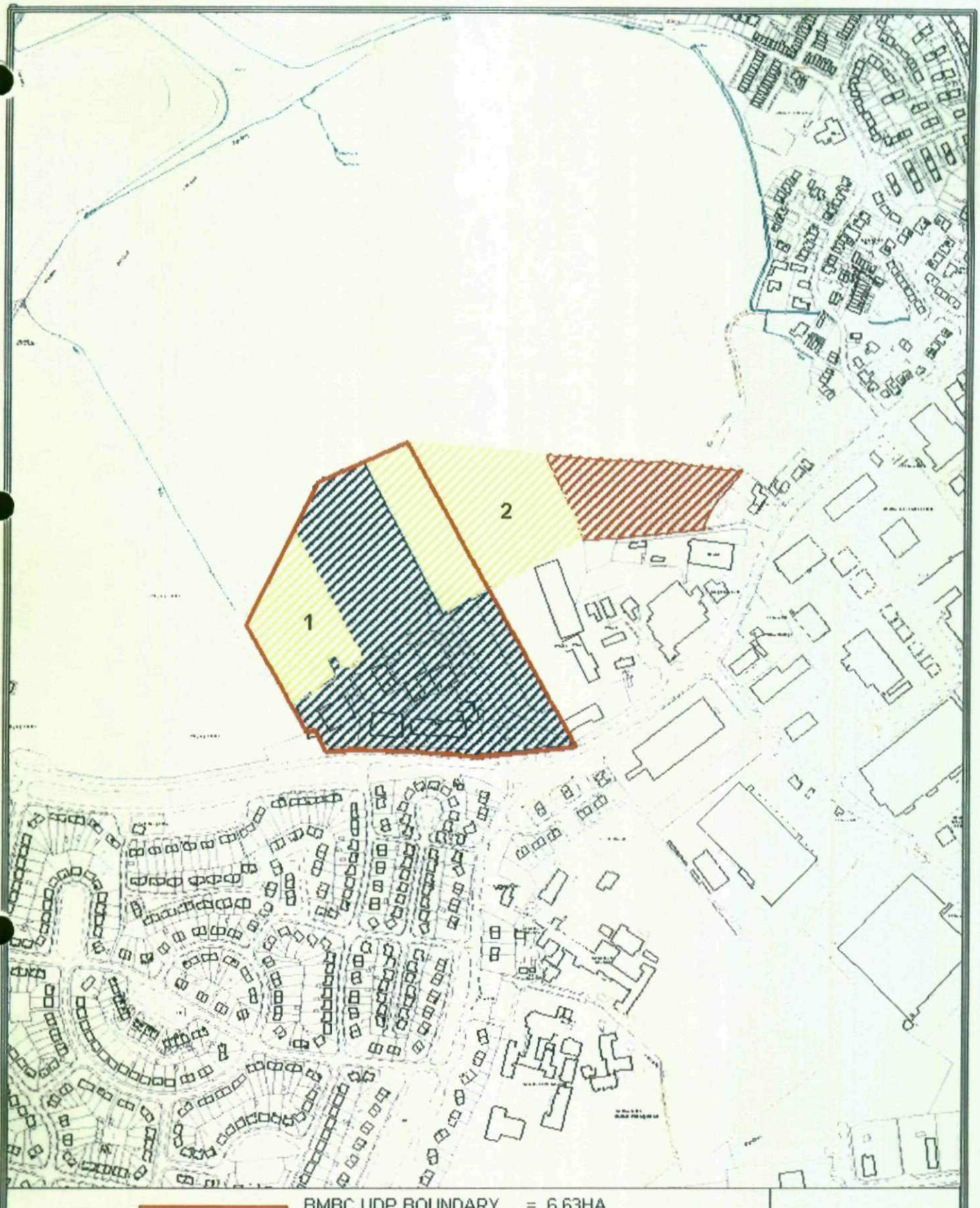
4.5 Following the qualitative assessment, the site scored high when assessed against the criteria, only failing on the direct access to an A road. The overall score was therefore **9 Points.**

- Area of Land Considered Available for Development: 3.55ha
- Agree with Renaissance SY Information: No

	Comments	Score	Area	No of Premises
Undeveloped Land	Yes	1	3.55 ha	
Available Floor space/premises	Yes	1	55,160 sq ft	7
Accessibility	Poor	0		
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	9		



LOCATION PLAN
WHARNCLIFFE BUSINESS PARK
BARNSLEY
(NOT TO SCALE)



North

BMBC UDP BOUNDARY = 6.63HA

LAND DEVELOPED = 4.65HA

UNDEVELOPABLE = 1.2HA

1 UNAVAILABLE = 1.05HA

2 UNAVAILABLE = 2.5HA

RENAISSANCE

WHARNCLIFFE BUSINESS PARK
BARNSLEY
(NOT TO SCALE)



WHARNCLIFFE BUSINESS PARK BARNSLEY

RENAISSANCE

SOUTH YORKSHIRE EMPLOYMENT LAND REVIEW SITE ASSESSMENT

Local Authority	Barnsley			LA Ref:	E0005/A	
Town/village, etc	Carlton			Co-ordinates:	Easting: 435892	Northing: 409606
Site Name	Wharncliffe Business Park			GVA Ref:	113/114/115	
Site Area	Total hectares: 9.4	Total acres: 23.2		Remaining hectares: Nil	Remaining acres: Nil	
Planning	Allocation: Employment			Status: Both outline and detailed consent granted		
Owned by	Phase 3 and 4 – Yorkshire Forward Various owners on remainder					
Site Description and History:	The whole site has been split into 4 plots. Phases I and II provided speculative industrial units and bespoke offices. Speculative industrial units and serviced offices will be constructed on Phase III in 2007. Phase IV will provide speculative industrial units					
Site Status:	✓	**Comment & Explanation**				
Undevelopable land	✓	Plot 1 – unavailable – programmed for development Plot 2 – unavailable – programmed for development Undevelopable land – lagoon/landlocked				
Land developed/ under development	✓					
Land currently unavailable	✓					
Available land						
Deliverability	**Comment**					
Location	Located on Laithes Lane providing direct access to A61 and adjacent to established Carlton Industrial Estate					
Accessibility	Directly off Laithes Lane					
Topography	Level site					
Planning	Both detailed and outline consent have been granted					
Ownership	Phase 3 and 4 – Yorkshire Forward Various owners on remainder					
Utilities	All mains services available					
Environmental	No constraints					
Contamination	Fully remediated site					
Adjacent Occupiers	Industrial occupiers/parkland					
Cost	The site has been fully remediated					
Location Plan	Yes					
Site Plan	Yes					
Aerial photograph	Yes					

Property Particulars for

10386

Longfields Court, Wharncliffe Business Park, Carlton, Barnsley, South Yorkshire



Longfields Court provides a range of new high specification fully furnished Office Suites, within Longfields House. Sizes range from offices containing one workstation upwards and are available on flexible licence terms. Allocated parking is available within a gated courtyard and site security. Prices range from approx £60 per workstation per week inclusive of rates and service charge.

Location: Wharncliffe Business Park, Longfields Road, Carlton is accessed off the roundabout at the junction of Laithes Lane and Carlton Road (B6132). Located approximately 4 miles North of Barnsley town centre close to the well established Carlton Industrial Estate, the site has good road links to all areas of the Borough and access to the M1 motorway at Junction37 and Junction 38.

Size: Minimum 75 SqFt to Maximum 16223 SqFt
(Minimum 7 SqM to Maximum 1507 SqM)

Tenure: Leasehold On application

Licence
(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s): Chris Rowlands & Co
Mr Chris Rowlands
01226 701084

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

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Property Particulars for

9605

Unit 28 Wharncliffe Business Park, Middlewoods Way/Longfield Way, Off Laithes Lane, Carlton, Barnsley, South



unit 28 is a semi detached 5,000 sq ft unit with 9 allocated car parking spaces and shared use of a service delivery yard enclosed by 1.8m palisade fencing. The unit incorporates a kitchenette and WC facilities and electrically operated roller shutter doors.

Location: Wharncliffe Business Park, Longfields Road, Carlton is accessed off the roundabout at the junction of Laithes Lane and Carlton Road (B6132). Located approximately 4 miles North of Barnsley town centre close to the well established Carlton Industrial Estate, the site has good road links to all areas of the Borough and access to the M1 motorway at Junction37 and Junction 38.

Size: Minimum 5000 SqFt to Maximum 5000 SqFt
(Minimum 464 SqM to Maximum 464 SqM)

Tenure: Leasehold £22,500 Per Annum

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s): Chris Rowlands & Co
Mr Chris Rowlands
01226 791984
chris@chrisrowlands.co.uk

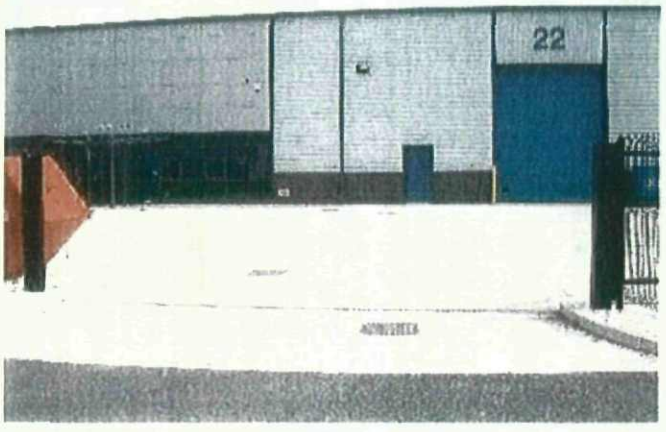
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Property Particulars for

10805

Unit 22 Wharncliffe Business Park, Middlewoods Way/Longfield Way, Off Laithes Lane, Carlton, Barnsley, South



A mid terrace 4,000 sq ft unit with dedicated car parking spaces and shared use of a service delivery yard enclosed by 1.8m palisade fencing. The unit incorporates a kitchenette and WC facilities and electrically operated roller shutter doors.

Location: Wharncliffe Business Park, Longfields Road, Carlton is accessed off the roundabout at the junction of Laithes Lane and Carlton Road (B6132). Located approximately 4 miles North of Barnsley town centre close to the well established Carlton Industrial Estate, the site has good road links to all areas of the Borough and access to the M1 motorway at Junction37 and Junction 38.

Size: Minimum 4000 SqFt to Maximum 4000 SqFt
(Minimum 372 SqM to Maximum 372 SqM)

Tenure: Leasehold £22,500 Per Annum

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s): Chris Rowlands & Co
Mr Chris Rowlands
01226 791984
chris@chrisrowlands.co.uk

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Property Particulars for

9796

Wharncliffe Business Park, Laithes Lane, Carlton , Barnsley, South Yorkshire



Design and Build opportunities available on this 6 acre plot.

Location: Wharncliffe Business Park is a new development located just off the junction between Carlton Road and Laithes Lane about 0.5 miles from the A1 Wakefield Road.

Size: Minimum 10000 SqFt to Maximum 25000 SqFt
(Minimum 929 SqM to Maximum 2322 SqM)

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

Status: PLANNED

Agent(s): D Noble Limited
Mr Chris Noble
01977 556137

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Property Particulars for

9718

Unit 19 First Floor, Wharncliffe Business Park, Middlewoods Way, Off Laithes Lane, Carlton, Barnsley, South Yorkshire



This is the first floor only of a two storey modern detached office with passenger lift, in an open plan format. It has the benefit of central heating, air coniditioning, double glazing, suspended ceilings and carpeting throughout. A small kitchen area is provided.

Location: Wharncliffe Business Park, Longfields Road, Carlton is accessed off the roundabout at the juncture of Laithes Lane and Carlton Road (B6132). Located approximately 4 miles North of Barnsley town centre close to the well established Carlton Industrial Estate, the site has good road links to all areas of the Borough and access to the M1 motorway at Junction37 and Junction 38.

Size: Minimum 2067 SqFt to Maximum 2067 SqFt
(Minimum 192 SqM to Maximum 192 SqM)

Tenure: Leasehold £20,000 Per Annum

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s): Chris Rowlands & Co
Mr Chris Rowlands
01226 791984
chris@chrisrowlands.co.uk

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Property Particulars for

10713

Unit E, Wharncliffe Industrial Estate, Off Wharncliffe Street, Summer Lane, Barnsley, South Yorkshire



Traditional industrial unit, in a well established and popular small development of 7 units. Benefiting from shared open plan service delivery yard and allocated parking.

Photo shown is not of actual unit.

Location: Located off Wharncliffe Street near to it's junction with Summer Lane, situated on the fringe of the Town Centre and within a mile of the M1 motorway at Junction 37 via the A628 Dodworth Rd which is the main Trans-Pennine link route to Manchester.

Size: Minimum 1634 SqFt to Maximum 1634 SqFt
(Minimum 152 SqM to Maximum 152 SqM)

Tenure: Leasehold On application

(Prices listed relate to the minimum size)

Status: AVAILABLE

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

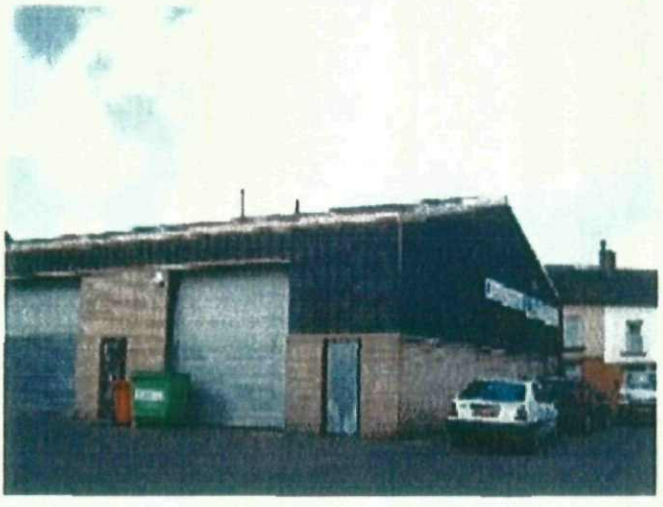
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Property Particulars for

9495

Unit A, Wharncliffe Industrial Estate, Off Wharncliffe Street, Barnsley, South Yorkshire



Unit A is an end terrace unit with loading door. There is some office accommodation to the rear of the unit.

Location: Situated on the fringe of the Town Centre in a well established and popular small development of 7 units.

Size: *Minimum 1236 SqFt to Maximum 1236 SqFt*
(Minimum 115 SqM to Maximum 115 SqM)

Tenure: Leasehold £6,000 On application

(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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