53.0 SHORTWOOD BUSINESS PARK

53.1 Prior to the adoption of the UDP, this site was previously occupied by industrial uses and was allocated in the Hoyland Local Plan as 'an existing use accepted within the Green Belt'. Since this time the site has been developed in Phases, with Phase II being recently completed. The aerial photograph below shows the site prior to any development, the area indicated white however shows roughly where development has been completed.



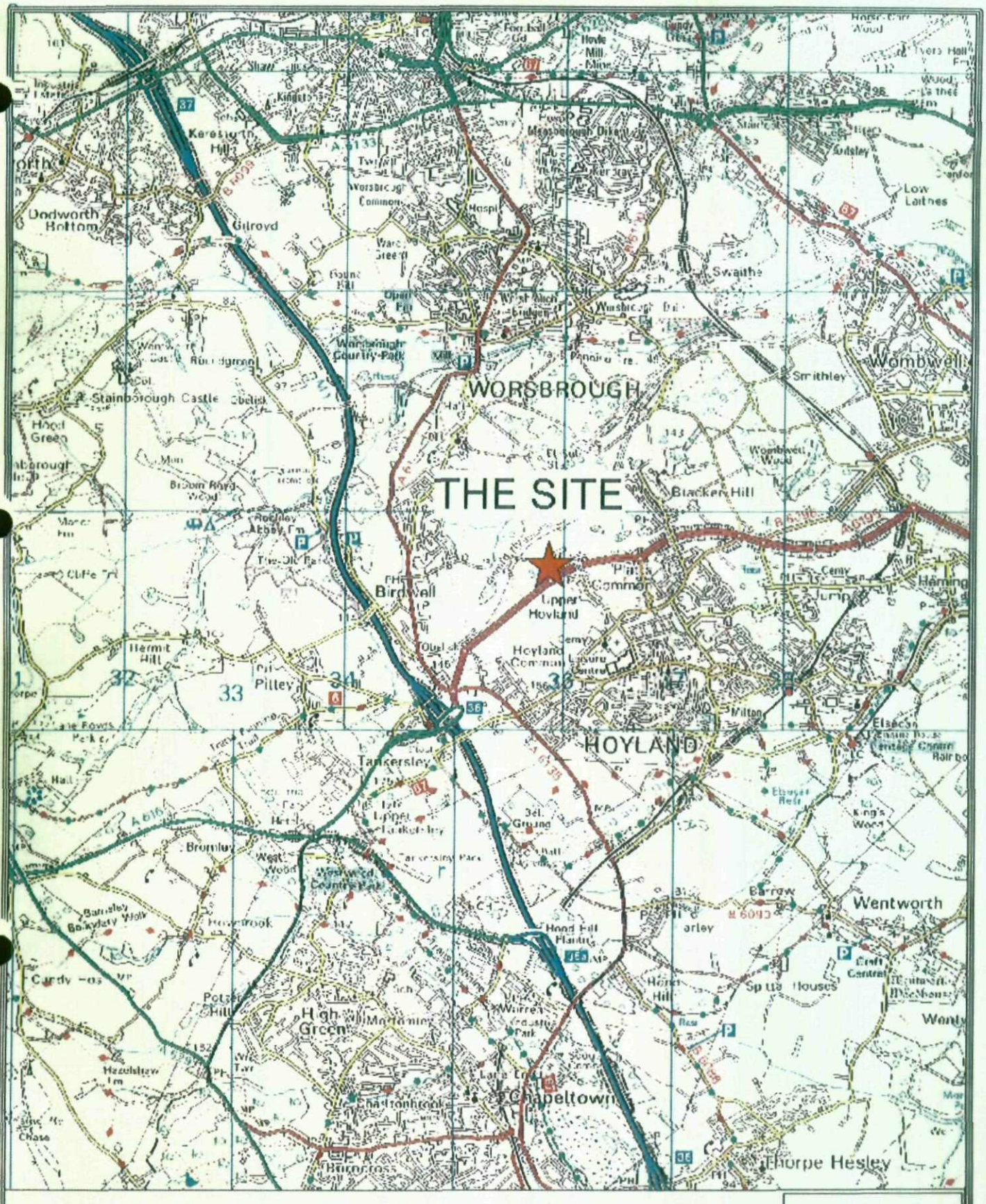
Comment and Assessment

53.2 This strategic employment site is located in an excellent position in terms of accessibility to the M1 and has over recent years expanded to provide industrial and office units. Renaissance SY (see site reference info) have indicated that 10.61ha of land is unavailable but gives no reason for this statement. It is acknowledged that a large area of the site has been developed, however the remaining land is available and there is no reason why this should not be included within the Council's calculation of available supply. An area of land in between the areas of existing development has been identified as being undevelopable doe to the existence of a pond, however upon inspection this land has been filled and regarded as shown in the photograph below and is also available for development. 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.



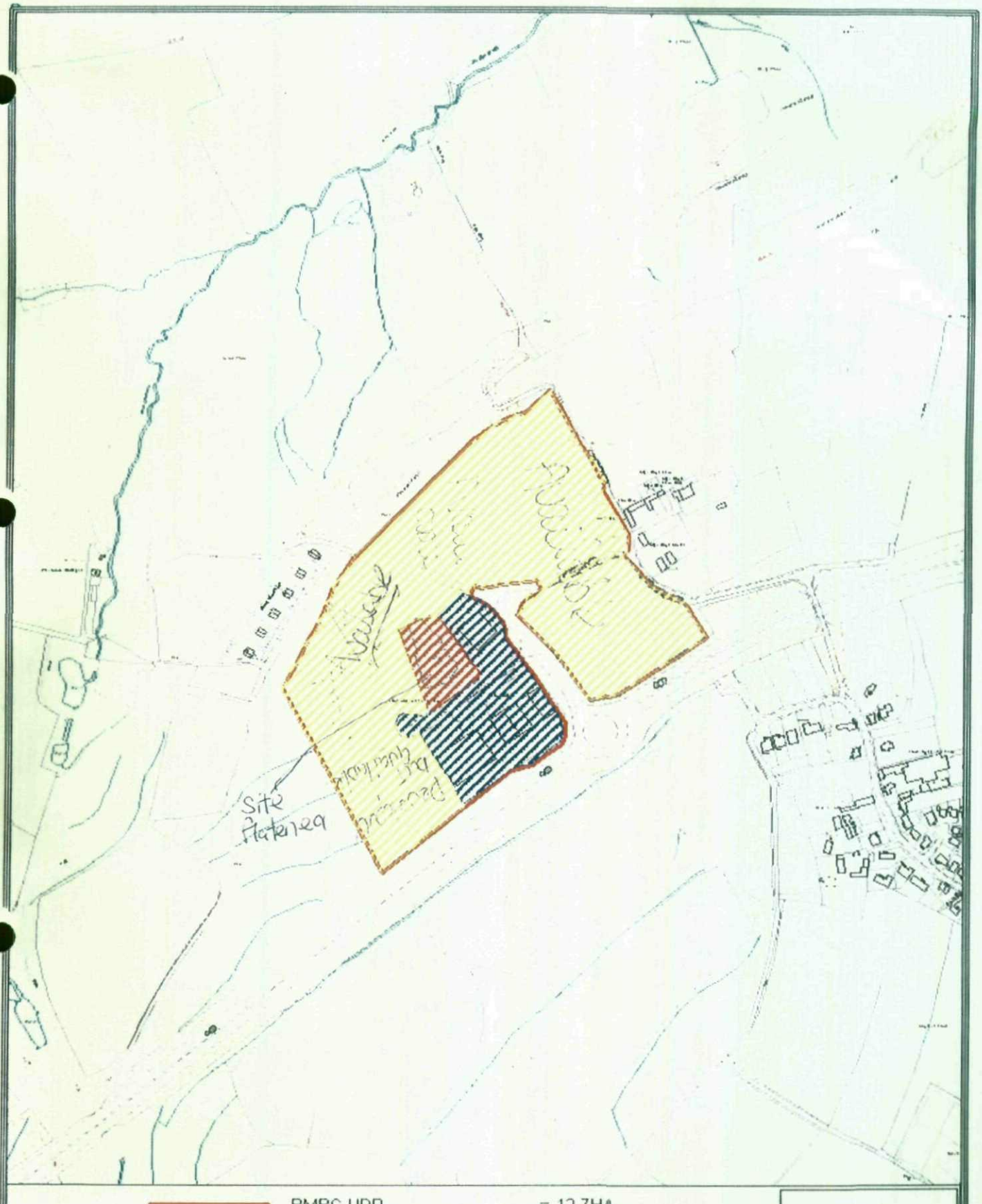
- Area of Land Considered Available for Development: 7.31ha
- Agree with Renaissance SY Information: No

	Comments	Score	Area	No of Premises
Undeveloped Land	Yes	1	7.31 ha	
Available Floor space/premises	Yes	1	63,000 sq ft	10
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	10		



LOCATION PLAN
SHORTWOOD BUSINESS PARK
BARNSLEY
(NOT TO SCALE)

RENAISSANCE



North

BMBC UDP = 12.7HA

LAND DEVELOPED = 2.09HA

UNDEVELOPABLE LAND = 0.71HA

UNAVAILABLE = 9.9HA

RENAISSANCE

SHORTWOOD BUSINESS PARK
BARNSLEY
(NOT TO SCALE)



SHORTWOOD BUSINESS PARK BARNSLEY

RENAISSANCE
SOUTH YORKSHIRE

SOUTH YORKSHIRE EMPLOYMENT LAND REVIEW SITE ASSESSMENT

Local Authority	Barnsley			LA Ref:	BE0039/A	
Town/village, etc	Shortwood			Co-ordinates:	Easting: 436300	Northing: 401950
Site Name	Shortwood Business Park Dearne Valley Parkway			GVA Ref:	104	
Site Area	Total hectares: 12.7	Total acres: 31.4		Remaining hectares: Nil	Remaining acres: Nil	
Planning	Allocation: B1/B2/B8			Status: Outline and detailed consent granted		
Owned by	Priority Sites and Tapton Estates					
Site Description and History:	The development of the site has been split into 4 phases. All 6 units on Phase I (comprising 60,000 sq ft) have been sold. Ten further speculative industrial units ranging from 4,000 sq ft to 10,000 sq ft are planned for development in 2007. Phase III programmed for development.					
Site Status:	✓	**Comment & Explanation**				
Undevelopable land	✓	The pond area is undevelopable.				
Land developed/ under development						
Land currently unavailable						
Available land						
Deliverability	**Comment**					
Location	Strategically located on the M1 corridor between Sheffield and Leeds within 1 mile J36 M1 motorway via Dearne Valley Parkway.					
Accessibility	Directly off Dearne Valley Parkway (A6195)					
Topography	Part of site slopes steeply to the north and north-east (Phase II and IV). Remainder of site has been levelled.					
Planning	Both outline and detailed (Phase II) consent has been granted.					
Ownership	Priority Sites and Tapton Estates					
Utilities	All mains services available. Further investment will be required on Phase IV development.					
Environmental	Existing pond on Phase II site will remain.					
Contamination	A former quarry that has now been fully reclaimed.					
Adjacent Occupiers	Housing to the north-west and east.					
Cost	The site has now been fully reclaimed.					
Location Plan	Yes					
Site Plan	Yes					
Aerial photograph	Yes					

Property Particulars for

10512

Unit 5 Shortwood Business Park (Phase Two), Dearne Valley Parkway, Hoyland, Barnsley, South Yorkshire



Construction of the second phase of this extremely successful development is underway, with completion due Autumn 2008. Unit 5 is a detached unit within this development of high quality units ranging from 4,000 sq ft to 10,000 sq ft, in a total development of 63,000 sq ft, that will be available on this high profile site.

Location: Shortwood Business Park is in an excellent location within approx 1 mile of the M1 motorway at Junction 36 and benefitting from direct access to the new A6195 Dearne Valley Parkway. Local amenities, hotel with conference facilities and Cortonwood retail park are all situated close by.

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

Tenure: Leasehold £50,000 Per Annum
Freehold £750,000 On application
(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s):

Priority Sites Ltd
Mr Lee Buchanan
01977 520505
enquiries@prioritysites.co.uk

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

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Property Particulars for

10098

Unit 4 Shortwood Business Park (Phase Two), Dearne Valley Parkway, Hoyland, Barnsley, South Yorkshire



Construction of the second phase of this extremely successful development is underway, with completion due Autumn 2008. Unit 4 is a detached unit within this development of high quality units ranging from 4,000 sq ft to 10,000 sq ft, in a total development of 63,000 sq ft, that will be available on this high profile site.

Location: Shortwood Business Park is in an excellent location within approx 1 mile of the M1 motorway at Junction 36 and benefitting from direct access to the new A6195 Dearne Valley Parkway. Local amenities, hotel with conference facilities and Cortonwood retail park are all situated close by.

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

Tenure: Leasehold £50,000 Per Annum
Freehold £750,000 On application
(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s):

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Property Particulars for

10515

Unit 6c Shortwood Business Park (Phase Two), Dearne Valley Parkway, Hoyland, Barnsley, South Yorkshire



Construction of the second phase of this extremely successful development is underway, with completion due Autumn 2008. Unit 6c is an end terrace unit within this development of high quality units ranging from 4,000 sq ft to 10,000 sq ft, in a total development of 63,000 sq ft, that will be available on this high profile site.

Location: Shortwood Business Park is in an excellent location within approx 1 mile of the M1 motorway at Junction 36 and benefitting from direct access to the new A6195 Dearne Valley Parkway. Local amenities, hotel with conference facilities and Cortonwood retail park are all situated close by.

Size: Minimum 8000 SqFt to Maximum 8000 SqFt
(Minimum 743 SqM to Maximum 743 SqM)

Tenure: Leasehold £40,000 Per Annum
Freehold £612,000 On application
(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s):

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Property Particulars for

10514

Unit 6b Shortwood Business Park (Phase Two), Dearne Valley Parkway, Hoyland, Barnsley, South Yorkshire



Construction of the second phase of this extremely successful development is underway, with completion due Autumn 2008. Unit 6b is an inner terrace unit within this development of high quality units ranging from 4,000 sq ft to 10,000 sq ft, in a total development of 63,000 sq ft, that will be available on this high profile site.

Location: Shortwood Business Park is in an excellent location within approx 1 mile of the M1 motorway at Junction 36 and benefitting from direct access to the new A6195 Dearne Valley Parkway. Local amenities, hotel with conference facilities and Cortonwood retail park are all situated close by.

Size: Minimum 6000 SqFt to Maximum 6000 SqFt
(Minimum 557 SqM to Maximum 557 SqM)

Tenure: Leasehold £31,500 Per Annum
Freehold £468,000 On application
(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s):

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Property Particulars for

10513

Unit 6a Shortwood Business Park (Phase Two), Dearne Valley Parkway, Hoyland, Barnsley, South Yorkshire



Construction of the second phase of this extremely successful development is underway, with completion due Autumn 2008. Unit 6a is an end terrace unit within this development of high quality units ranging from 4,000 sq ft to 10,000 sq ft, in a total development of 63,000 sq ft, that will be available on this high profile site.

Location: Shortwood Business Park is in an excellent location within approx 1 mile of the M1 motorway at Junction 36 and benefitting from direct access to the new A6195 Dearne Valley Parkway. Local amenities, hotel with conference facilities and Cortonwood retail park are all situated close by.

Size: Minimum 6000 SqFt to Maximum 6000 SqFt
(Minimum 557 SqM to Maximum 557 SqM)

Tenure: Leasehold £31,500 Per Annum
Freehold £468,000 On application
(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s):

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Property Particulars for

10520

Unit 8c Shortwood Business Park (Phase Two), Dearne Valley Parkway, Hoyland, Barnsley, South Yorkshire



Construction of the second phase of this extremely successful development is underway, with completion due Autumn 2008. Unit 8c is an end terrace unit within this development of high quality units ranging from 4,000 sq ft to 10,000 sq ft, in a total development of 63,000 sq ft, that will be available on this high profile site.

Location: Shortwood Business Park is in an excellent location within approx 1 mile of the M1 motorway at Junction 36 and benefitting from direct access to the new A6195 Dearne Valley Parkway. Local amenities, hotel with conference facilities and Cortonwood retail park are all situated close by.

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

Tenure: Leasehold £26,250 Per Annum
Freehold £395,000 On application
(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s):

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Property Particulars for

10519

Unit 8b Shortwood Business Park (Phase Two), Dearne Valley Parkway, Hoyland, Barnsley, South Yorkshire



Construction of the second phase of this extremely successful development is underway, with completion due Autumn 2008. Unit 8b is an inner terrace unit within this development of high quality units ranging from 4,000 sq ft to 10,000 sq ft, in a total development of 63,000 sq ft, that will be available on this high profile site.

Location: Shortwood Business Park is in an excellent location within approx 1 mile of the M1 motorway at Junction 36 and benefitting from direct access to the new A6195 Dearne Valley Parkway. Local amenities, hotel with conference facilities and Cortonwood retail park are all situated close by.

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

Tenure: Leasehold £26,250 Per Annum
Freehold £395,000 On application
(Prices listed relate to the minimum size)

Status: AVAILABLE

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Property Particulars for

10518

Unit 8a Shortwood Business Park (Phase Two), Dearne Valley Parkway, Hoyland, Barnsley, South Yorkshire



Construction of the second phase of this extremely successful development is underway, with completion due Autumn 2008. Unit 8a is an end terrace unit within this development of high quality units ranging from 4,000 sq ft to 10,000 sq ft, in a total development of 63,000 sq ft that will be available on this high profile site.

Location: Shortwood Business Park is in an excellent location within approx 1 mile of the M1 motorway at Junction 36 and benefitting from direct access to the new A6195 Dearne Valley Parkway. Local amenities, hotel with conference facilities and Cortonwood retail park are all situated close by.

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

Tenure: Leasehold £26,250 Per Annum
Freehold £395,000 On application
(Prices listed relate to the minimum size)

Status: AVAILABLE

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Property Particulars for

10516

Unit 7a Shortwood Business Park (Phase Two), Dearne Valley Parkway, Hoyland, Barnsley, South Yorkshire



Construction of the second phase of this extremely successful development is underway, with completion due Autumn 2008. Unit 7a is a semi -detached unit within this development of high quality units ranging from 4,000 sq ft to 10,000 sq ft, in a total development of 63,000 sq ft, that will be available on this high profile site.

Location: Shortwood Business Park is in an excellent location within approx 1 mile of the M1 motorway at Junction 36 and benefitting from direct access to the new A6195 Dearne Valley Parkway. Local amenities, hotel with conference facilities and Cortonwood retail park are all situated close by.

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

Tenure: Leasehold £21,000 Per Annum
Freehold £320,000 On application
(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s):

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Property Particulars for

10517

Unit 7b Shortwood Business Park (Phase Two), Dearne Valley Parkway, Hoyland, Barnsley, South Yorkshire



Construction of the second phase of this extremely successful development is underway, with completion due Autumn 2008. Unit 7b is a semi -detached unit within this development of high quality units ranging from 4,000 sq ft to 10,000 sq ft, in a total development of 63,000 sq ft, that will be available on this high profile site.

Location: Shortwood Business Park is in an excellent location within approx 1 mile of the M1 motorway at Junction 36 and benefitting from direct access to the new A6195 Dearne Valley Parkway. Local amenities, hotel with conference facilities and Cortonwood retail park are all situated close by.

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

Tenure: Leasehold £21,000 Per Annum
Freehold £320,000 On application
(Prices listed relate to the minimum size)

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