

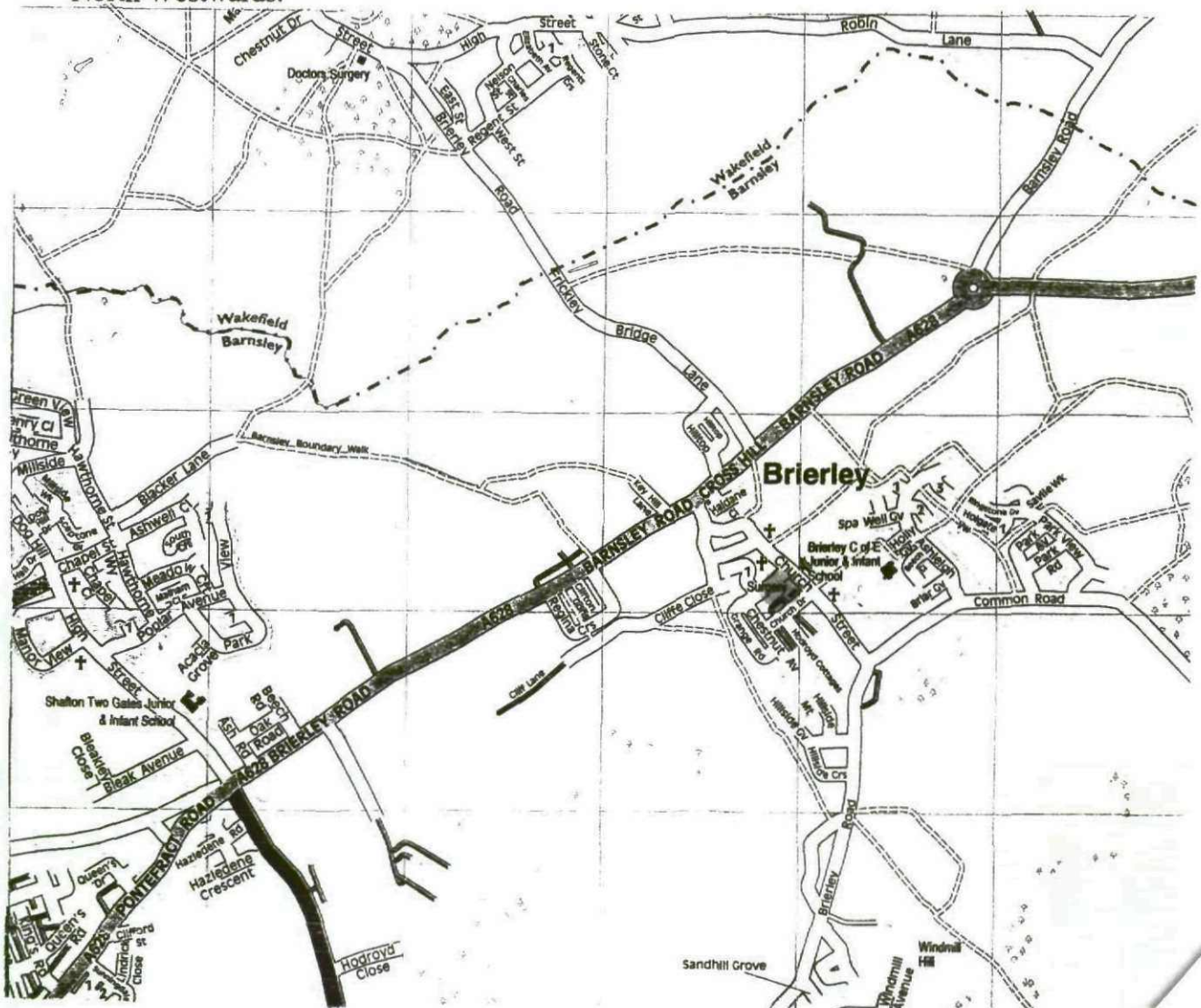
3.0 SITUATION AND DESCRIPTION

The property is a large single storey brick building taking up most of the site, except for the frontage which provides parking facilities.

It appears the building has had a checkered life, apparently it was built by the then National Coal Board as a mine rescue station providing offices and a medical centre. The roof covering the central area has been added later, we understand it was originally an open courtyard area, rather like a quadrangle, used for stabling pit ponies. A further feature to the structure adds to its history, the central ridges to front and side have been raised and ventilated, we understand this was the aviary for the canaries used for testing mines for gas.

Brierley is a small village 5 miles or so to the East of Barnsley best approached from off the A628 Barnsley to Pontefract Road turning onto Church Street. Grange Road is on the right when approached in this direction, the property is on the left. It stands in what is mainly a residential area, directly opposite are a small estate of Council bungalows, Council houses and private properties surround. Opposite the end of Grange Road are the offices at the large Brierley Hall.

For the purpose of this report we take the front elevation to be facing approximately North Westwards.



Cliff Ln

Breilley
Post Office

Church St

Co-operative Cottages

Cliff Ln

Grange Close

Grange Rd

Church St



Public
Reproduction

11 5 Church Dr



CHURCH STREET

GRACE ROAD

11 5 2011

4.0

ACCOMMODATION (Measurements are approximate for descriptive purposes only)

Internal walls have been replaced with girders and supporting brick pillars to form mainly open areas. They were sub divided for present use, the building trades as Ward Shoes in the retail of surplus footwear. We understand it is also used for the sorting and packaging of shoes for export, to Third World countries.

Ladies Shoes taking up most of the frontage, directly accessed from the timber door at the front with roller shutter for security, measures approximately 51'6" X 17'8" includes service counter area, enclosed storage space to the South East corner and part of the rear storage. Shows 18" X 9" brick pillars supporting doubled 6" X 4" girder.

Gents Shoes 56'6" X 13' runs down the side, has single panel and three double panel radiators. Underdrawn ceiling.

Storage Area 38'9" X 17'9" along the South East side, split into three with openings cut through the 9" solid dividing walls.

Rear Sorting Room 30' X 26' preparation area for sorting shoes, has external door to the rear.

Storage Area 30' X 6'2" long corridor with double banked radiator gives access to:-

Rear Office 10' X 11'9" double banked radiator, two windows.

Front Store 13' X 10'

Rear Workshop/Canteen 21'4" X 11'19" three windows, single panel and double banked radiators. Wash hand basin in corner.

Ladies Toilets to the front, 13' X 10'11" has low level w.c and wash hand basin in cubicle, wall mounted central heating boiler and water heater.

End Kitchen/Gents Toilet 15' X 17'6" double banked radiator, electrical switch gear. Stainless steel single drainer sink unit, separated gents toilet with low level w.c and wash hand basin.

Central Store 38'6" X 33'6" formed by stringing a roof area over, the previous courtyard. Slightly pitched, mainly used as store, has conveyor running through delivering from preparation room at the rear to the retail areas at the front.

Floor Space. The gross internal floor area including the central area, extends to approximately 5775 Square Feet.

Central Heating the property has partial central heating from the wall mounted Glow Worm boiler in the ladies toilet area. A Prima gas fired water heater to the side for domestic use.

5.0 THE SITE

The site has 80' frontage to Grange Road, total depth is approximately **134 feet**. Fairly level site calculates to around **0.25 Acres**, tarmac finish to parking space to the front, pathways down the left side for access to the rear. The boundary to the right is formed by the side elevation.

6.0 CONSTRUCTION

The property is built with 9" solid brick walls features of which include the gable areas to the front and side. The roof lines are pitched/hipped covered with blue slate draining to plastic gutters on each elevation.

At the time of construction it had windows to all elevations, the majority have been bricked over, the only remaining windows are on the rear elevation, these are covered with metal grills.

7.0 SERVICES

All mains services are supplied, the property has three phase electric. It is connected to mains drains.

8.0 TENURE

We understand the tenure of the site is Freehold.

9.0 PLANNING

We assume the property has Planning Permission for current use. We know by verbal enquiry the building is within an area designated under the Town Plan as Residential. Therefore we accept the site could be developed residentially, subject to Planning.