BARNSLEY INDIVIDUAL SITE ASSESSMENTS: SITE NO 26

26.0 CAPITOL PARK

26.1 This 15.4ha site represents a major component of the Council's available supply. It is located at Junction 37 M1 and has been partially built out. Existing uses include a public house, hotel and various office developments that are in part occupied (see site reference for available floor space). As part of the original application for the industrial park the road infrastructure was implemented and therefore provides vehicular access through the site to the north and west. The site is also crossed by the main railway line that links Barnsley to Huddersfield. This can be seen on the aerial photograph below:



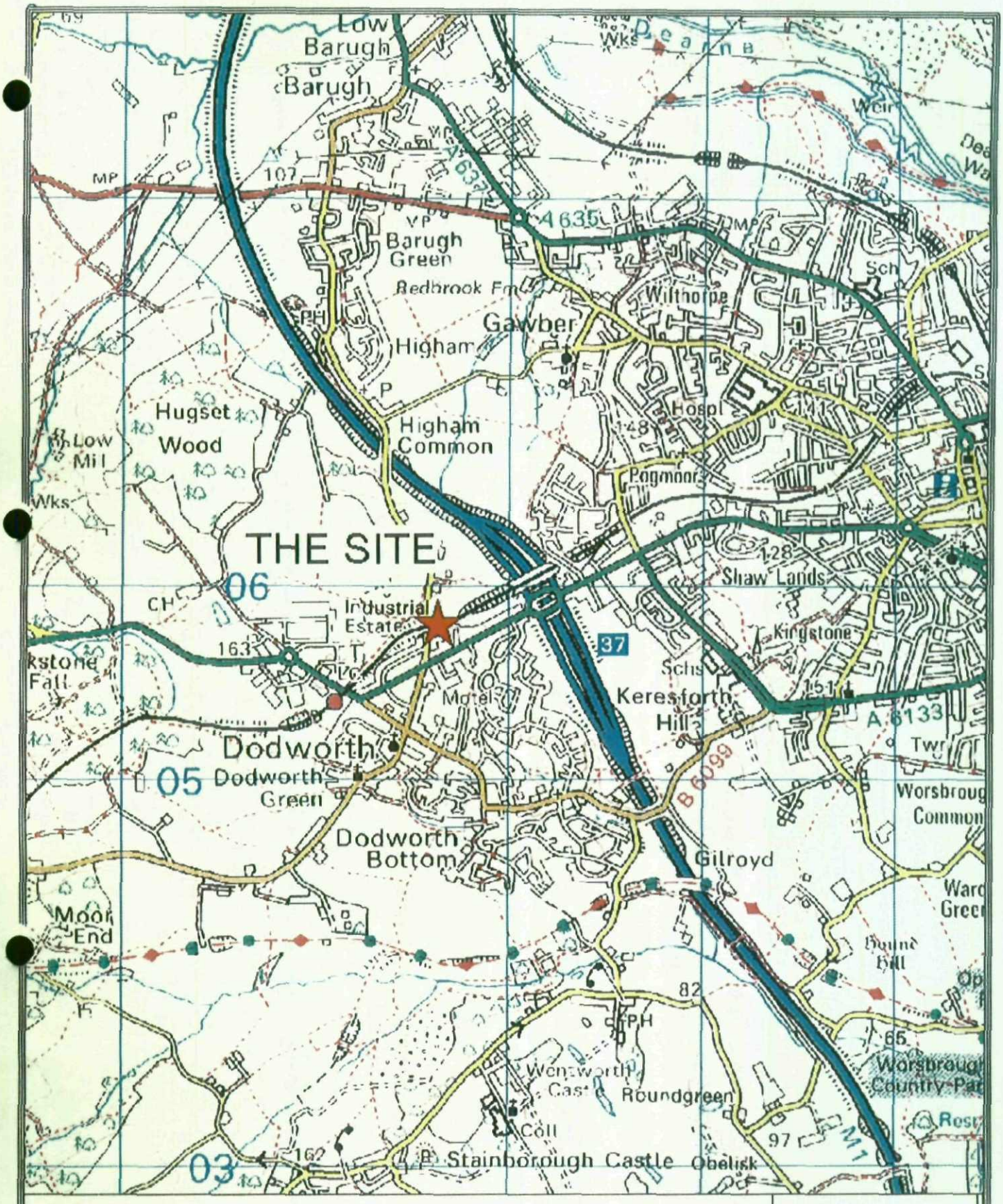
26.2 The information provided by Renaissance South Yorkshire and included in Site reference documentation indicates that there is currently 10.31ha of land available for development. This is a true representation and it is agreed that the zones allocated as 3 and 4 are undevelopable due to them being a landscape buffer zone adjacent to the railway line and occupied by existing residential properties.

26.3 This is a strategic employment site due to its close proximity to the M1 and lack of any major development constraints; It is for these reasons that the site scored a maximum **10 Points** when assessed qualitatively. The remaining 10.31ha is therefore considered to be a valuable proportion of the Council's available supply.

- **Area of Land Considered Available for Development: 10.31ha**
- **Agree with Renaissance SY Information: Yes**

	Comments	Score	Area	No of Premises
Undeveloped Land	Yes	1	10.31 ha	
Available Floor	Yes	1	20,000 sq ft	3

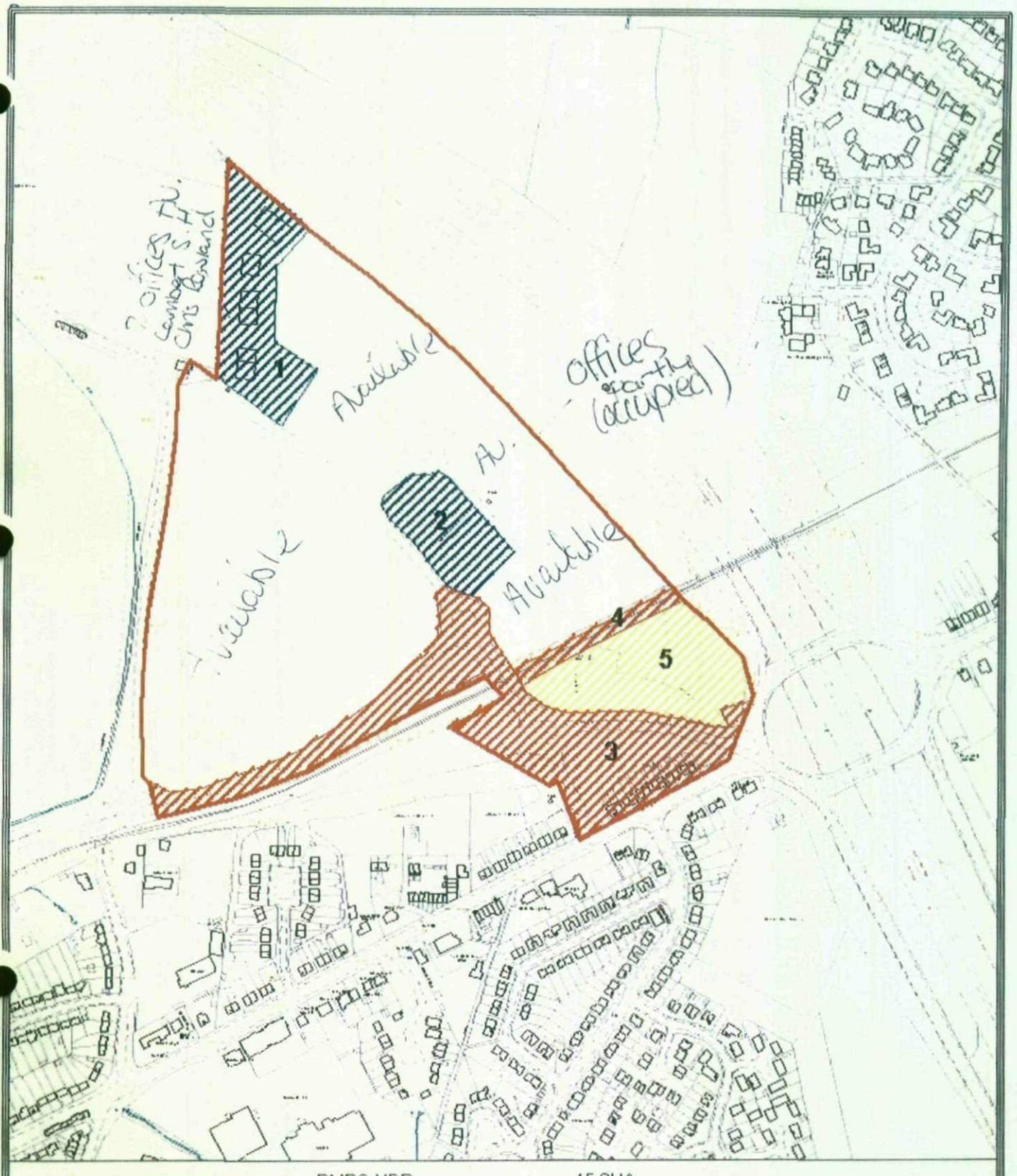
space/premises				
Accessibility	Good	1		
Topography	Level	1		
Planning	Yes	1		
Ownership	Private	1		
Utilities	In place	1		
Marketing	Current	1		
Other environmental constraints	None	1		
Land Use	Suitable for B1, B2, B8	1		
	Total	**10**		



North

LOCATION PLAN
CAPITAL PARK
BARNSLEY
(NOT TO SCALE)

RENAISSANCE


1
2
3
4
5
North
N
W
E
S
BMBC UDP = 15.8HA
LAND DEVELOPED = 0.6HA
LAND DEVELOPED =1.07HA
UNDEVELOPABLE LAND = 2.46HA
UNDEVELOPABLE = 0.2HA
UNAVAILABLE = 1.15HA
REMAINING AREA = 10.31HA
RENAISSANCE
CAPITAL PARK
BARNSLEY
(NOT TO SCALE)



CAPITAL PARK BARNSLEY

RENAISSANCE
YORKSHIRE

SOUTH YORKSHIRE EMPLOYMENT LAND REVIEW SITE ASSESSMENT

Local Authority	Barnsley		LA Ref:	BE0019/A	
Town/village, etc	Dodworth		Co-ordinates:	Easting: 431150	Northing: 406050
Site Name	Capitol Park		GVA Ref:	90	
Site Area	Total hectares: 15.8 (UDP boundary)	Total acres: 39.03 (UDP boundary)	Remaining hectares: 10.31	Remaining acres: 25.47	
Planning	Allocation: B1/B2/B8/Hotel		Status: Planning consent in place		
Owned by	Sterling Capitol Estates Limited				
Site Description and History:	A 36 acre (14.6 h.a.) site with the first phase of high quality flexible hybrid units completed in November 2006. A 30,000 sq ft Grade A speculative office is completed. Hotel/Toby Inn (Plot 5) development to front of site now under construction. 11,000 sq ft bespoke office building under construction				

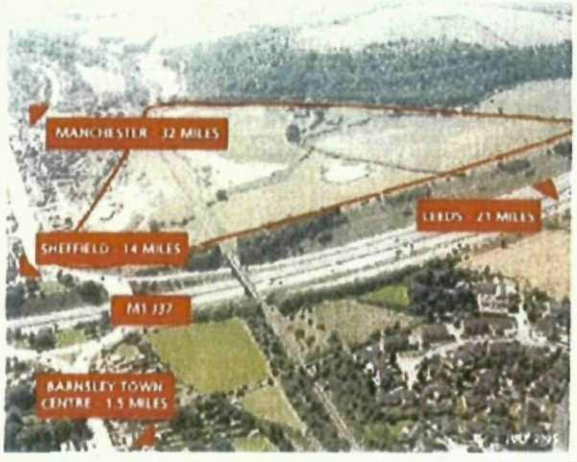
Site Status:	✓	**Comment & Explanation**
Undevelopable land	✓	Plot 3 – undevelopable – existing housing/landscape buffer/line of Dodworth bypass Plot 4 – undevelopable – railway line
Land developed/ under development	✓	
Land currently unavailable	✓	
Available land	✓	

Deliverability	**Comment**
Location	Located adjacent to J37, M1
Accessibility	Directly off J37, M1
Topography	Prepared flat site
Planning	Planning consent granted for B1, B2, B8, Hotel and Toby Inn
Ownership	Sterling Capitol Estates Limited
Utilities	All mains services installed
Environmental	No constraints
Contamination	Greenfield site, fully reclaimed
Adjacent Occupiers	Various commercial units under construction (see above)
Cost	Value of land exceeds any reclamation works that may have been completed
Location Plan	Yes
Site Plan	Yes
Aerial photograph	Yes

Property Particulars for

9483

Capitol Park, Dodworth, Barnsley



High quality strategic employment site located adjacent to M1 J37. Industrial unit design & build opportunities from 15,000 sq. ft upwards. The development is allocated for B1 (Business) B2 (General Industrial) and B8 (Storage or Distribution use)

Location: Premier location adjacent to M1 J37. Just 2 miles from Barnsley Town Centre on the A628 Barnsley to Manchester link road.

Size: Minimum 15000 SqFt to Maximum 250000 SqFt
(Minimum 1394 SqM to Maximum 23225 SqM)

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

Status: AVAILABLE

Agent(s):

Knight Frank LLP
Mr Tim Bottrill
0114 272 9750

Knight Frank LLP
Mr Guy Cooke
0114 272 9750

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

9652

Unit 1 Office Pavillion , Capitol Park, Dodworth, Barnsley, South Yorkshire



A speculative, grade A, three-storey office unit with 10,000 sq ft remaining on the 2nd floor. This is an attractive high quality building designed to provide a 'gateway' feature building at the entrance to the business park.

Location: Premier location adjacent to M1 J37. Just 2 miles from Barnsley Town Centre on the A628 Barnsley to Manchester link road.

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

Tenure: Leasehold £14.95 per sq ft

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s):

Knight Frank LLP
Mr Tim Bottrill
0114 272 9750

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

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Property Particulars for

9651

Unit 7 Capitol Park, Capitol Close, off Whinby Road, Dodworth, Barnsley, South Yorkshire



A new development of hybrid units designed to meet the needs of modern businesses featuring ground floor warehouse/assembly space with roller shutter door delivery access and front glazed entrance leading to high quality open plan office accommodation on the first floor. Allocated for B1 (business), B2 (general industrial) and B8 (storage or distribution) use.

Location: Capitol Park is in a premier location adjacent to Junction 37 M1 Motorway at the intersection with the A628 Barnsley to Manchester link road. Situated a short distance from Dodworth Railway Station and just 2 miles from Barnsley Town Centre the site is close to local amenities and hotels with conference facilities.

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

Tenure: Leasehold £9.00 per sq ft per annum
Freehold £105.00 per sq ft
(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s):

Knight Frank LLP
Mr Tim Bottrill
0114 272 9750

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

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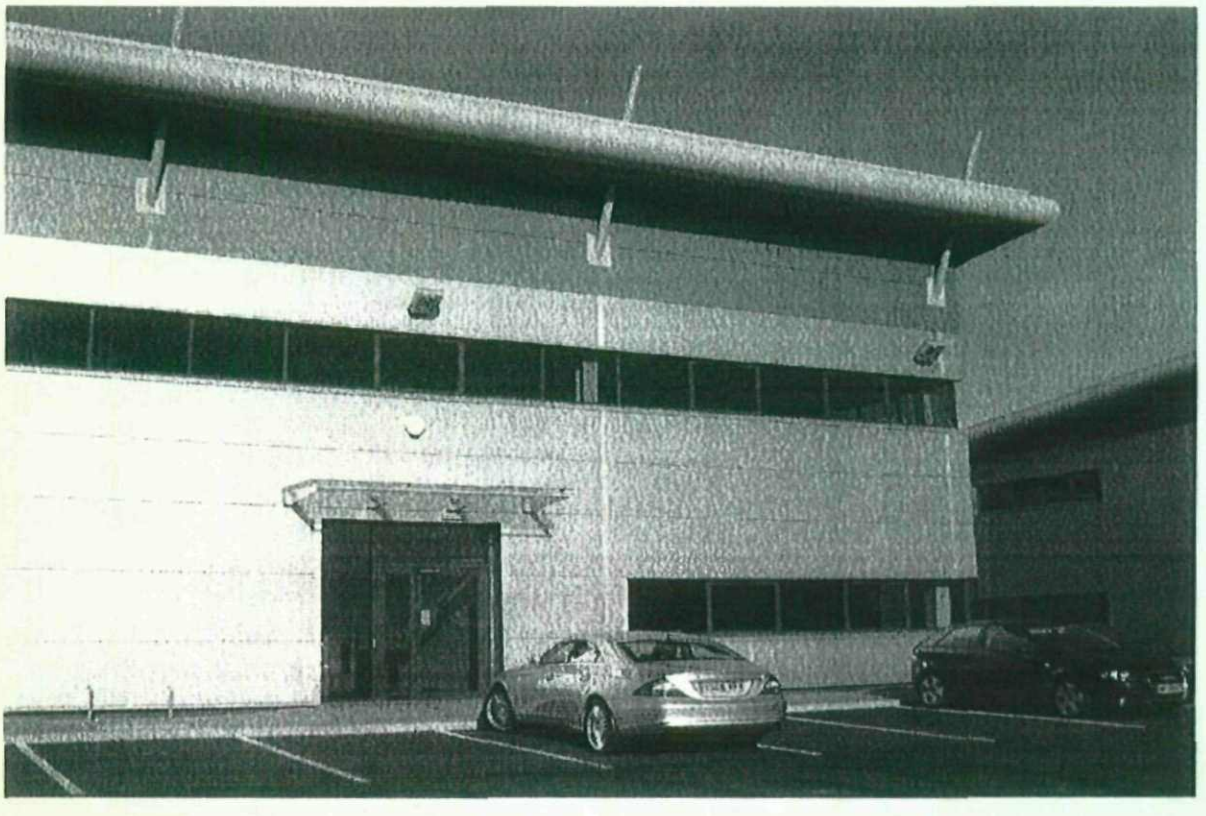
Hybrid Property

Lambert Smith Hampton
0114 275 3752
FOUNTAIN PRECINCT BALM GREEN SHEFFIELD S1 2JA

New Modern Versatile Business Unit

To Let

Unit 4 Capitol Close, Capitol Park Barnsley



- 4,044 Sq Ft (376 Sq M)
- Strategic gateway site at J37 of the M1
- High quality flexible hybrid accommodation

Property Awards 07
Industrial Agency Team of the Year

Property Particulars for

9648

Unit 4 Capitol Close, Capitol Park, Dodworth, Barnsley, South Yorkshire



A new development of hybrid units designed to meet the needs of modern businesses featuring ground floor warehouse/assembly space with high quality office accommodation to the first floor with category II lighting. Allocated for B1 (business), B2 (general industrial) and B8 storage and distribution) use.

Location: Premier location adjacent to M1 J37. Just 2 miles from Barnsley Town Centre on the A628 Barnsley to Manchester link road.

Size: Minimum 4044 SqFt to Maximum 4044 SqFt
(Minimum 376 SqM to Maximum 376 SqM)

Tenure: Leasehold On application

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s): Lambert Smith Hampton
Mr Ed Norris
0114 275 3752

Barnsley Development Agency
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Property Particulars for

9488

4 (First Floor), Great Cliffe Office Park, Dodworth, Barnsley, South Yorkshire



First floor only of a two storey office building situated on a new development within half a mile of J37 M1 motorway.

Location: Situated within half a mile of Junction 37 of the M1 motorway

Size: Minimum 1426 SqFt to Maximum 1426 SqFt
(Minimum 132 SqM to Maximum 132 SqM)

Tenure: Leasehold £12.50 per sq ft

(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

10858

Copia House - 2, Great Cliffe Office Park, Dodworth, Barnsley, South Yorkshire



First floor only of a two storey detached office building situated on a new development within half a mile of J37 M1 motorway.

Location: Situated within half a mile of Junction 37 of the M1 motorway

Size: Minimum 1426 SqFt to Maximum 1426 SqFt
(Minimum 132 SqM to Maximum 132 SqM)

Tenure: Leasehold £10.00 per sq ft

(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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