BARNSLEY INDIVIDUAL SITE ASSESSMENTS: SITE NO'S 37 AND 38

37.0 PARK SPRINGS, GRIMETHORPE

37.1 This significant 71.8ha site lies to the south west of Grimethorpe village and is the former Grimethorpe Colliery site. Since the demise of the Coal industry in the early 1990's this site has been fully reclaimed and restored to accommodate a variety of employment uses, which also included significant highway improvements in the form of the Dearne Towns Link Road that runs through the site.

37.2 Parcels of land fronting the Dearne Towns Link Road have been developed and occupied by a variety of different users, with take up rates appearing to be relatively high. The aerial photograph below shows the site in the very early stages of restoration, however gives an indication of the scale of the site. In its broadest sense, the area to the east of the Dearne Towns Link Road is predominantly developed, whilst the western area is vacant.



Comment and Assessment

37.3 Since the production of the information by Renaissance South Yorkshire (site reference information) a large area of land (approximately 25ha) within plot 13 has been developed by Symphony who manufactures and distributes kitchens. Access to this site is gained via the southern roundabout.

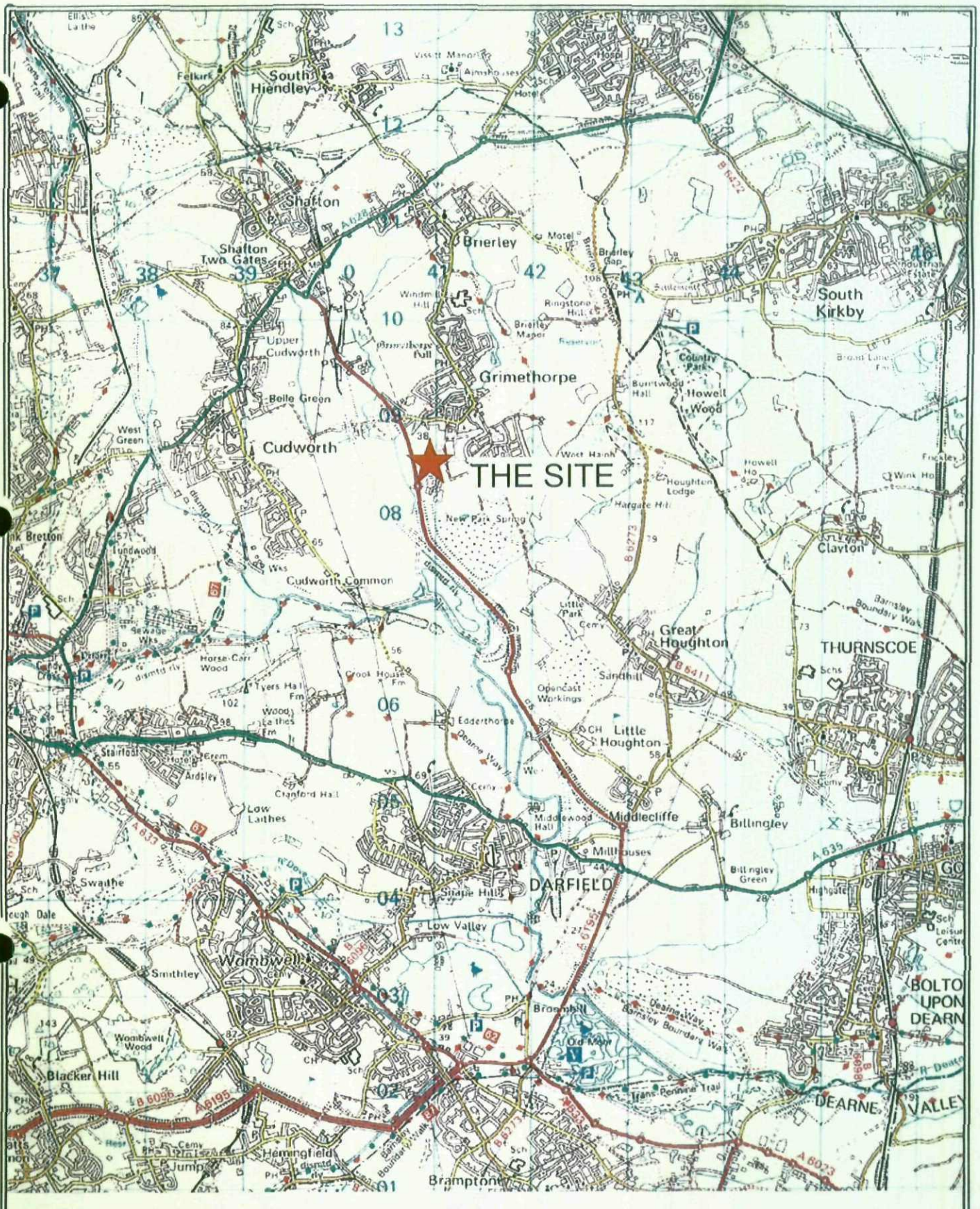
37.4 With the exception of this development, the site remains as described in the renaissance SY supporting information. However their interpretation of what is deemed unavailable is questioned. Plots 3, 6, 10, 12 and 13 have been identified as being unavailable due to them being either programmed for an end user, reserved for Priority Sites or as expansion land for existing firms. However no development has commenced on any of these sites, therefore they should remain within the Council's identified supply. The pockets of land identified as being

undevelopable is agreed due to site constraints including areas of wetland and identified drainage problems. It is therefore considered, taking into account the development of approximately 50% of Plot 13, that 27ha of land remains available for employment development opportunities.

37.5 The site also scored a maximum **10 Points** in the assessment ensuring that it remains a strategic employment allocation.

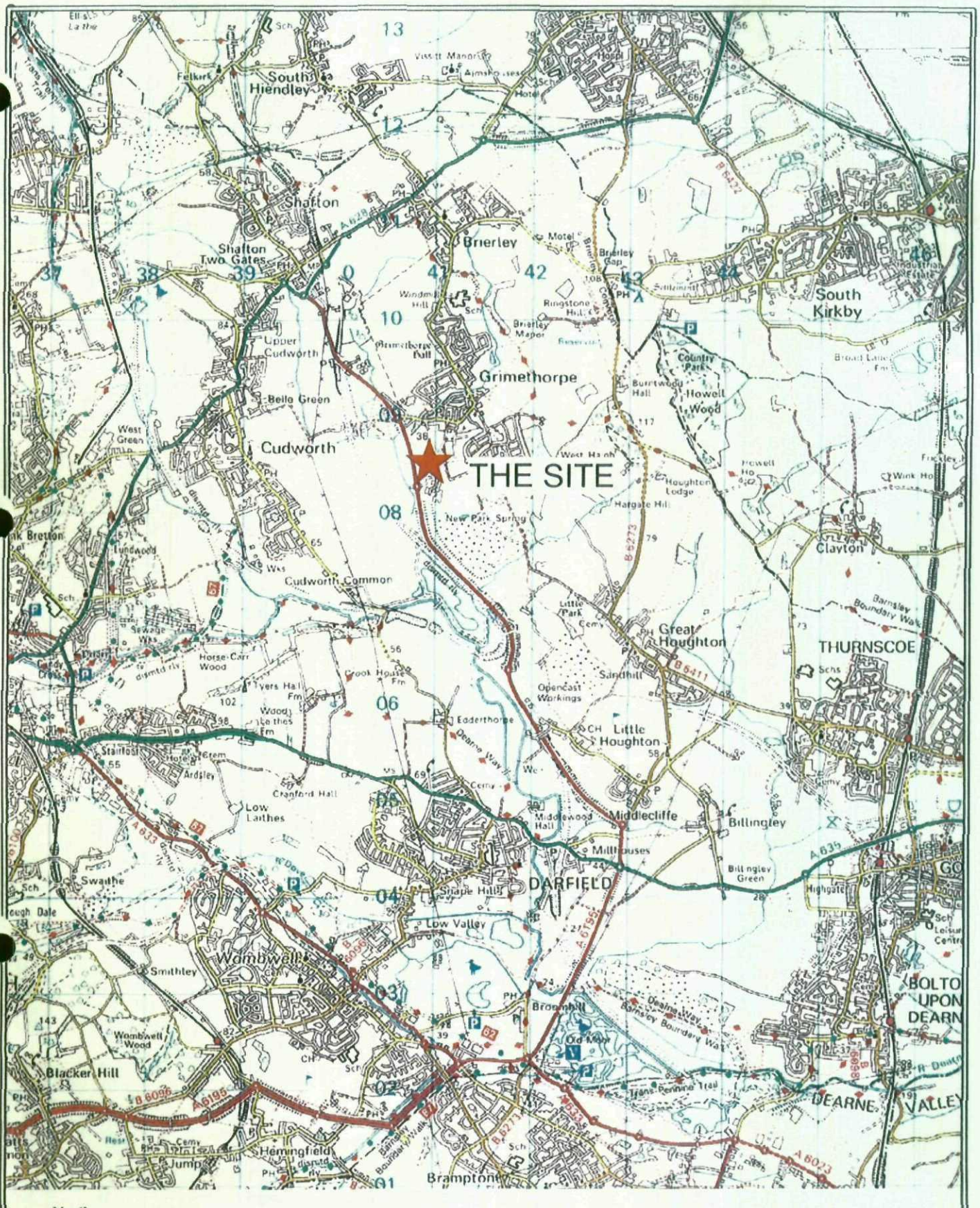
- **Area of Land Considered Available for Development: 27ha**
- **Agree with Renaissance SY Information: In Part (agree with land identified as undevelopable)**

	Comments	Score	Area	No of Premises
Undeveloped Land	Yes	1	27 ha	
Available Floor space/premises	Yes	1	62,914 sq ft	14
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		



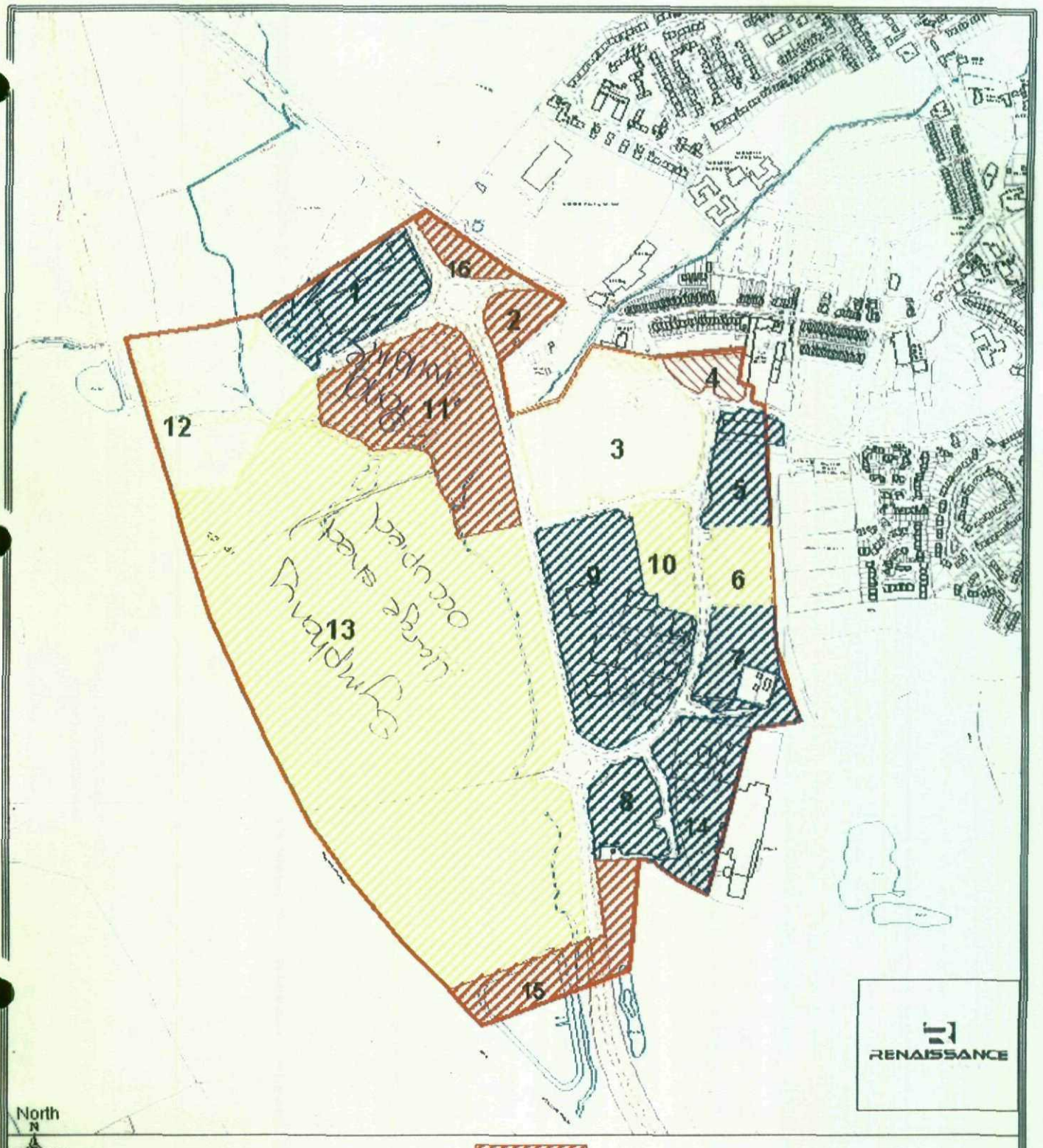
LOCATION PLAN
PARK SPRINGS
GRIMETHORPE
(NOT TO SCALE)

RENAISSANCE



LOCATION PLAN
PARK SPRINGS
GRIMETHORPE
(NOT TO SCALE)

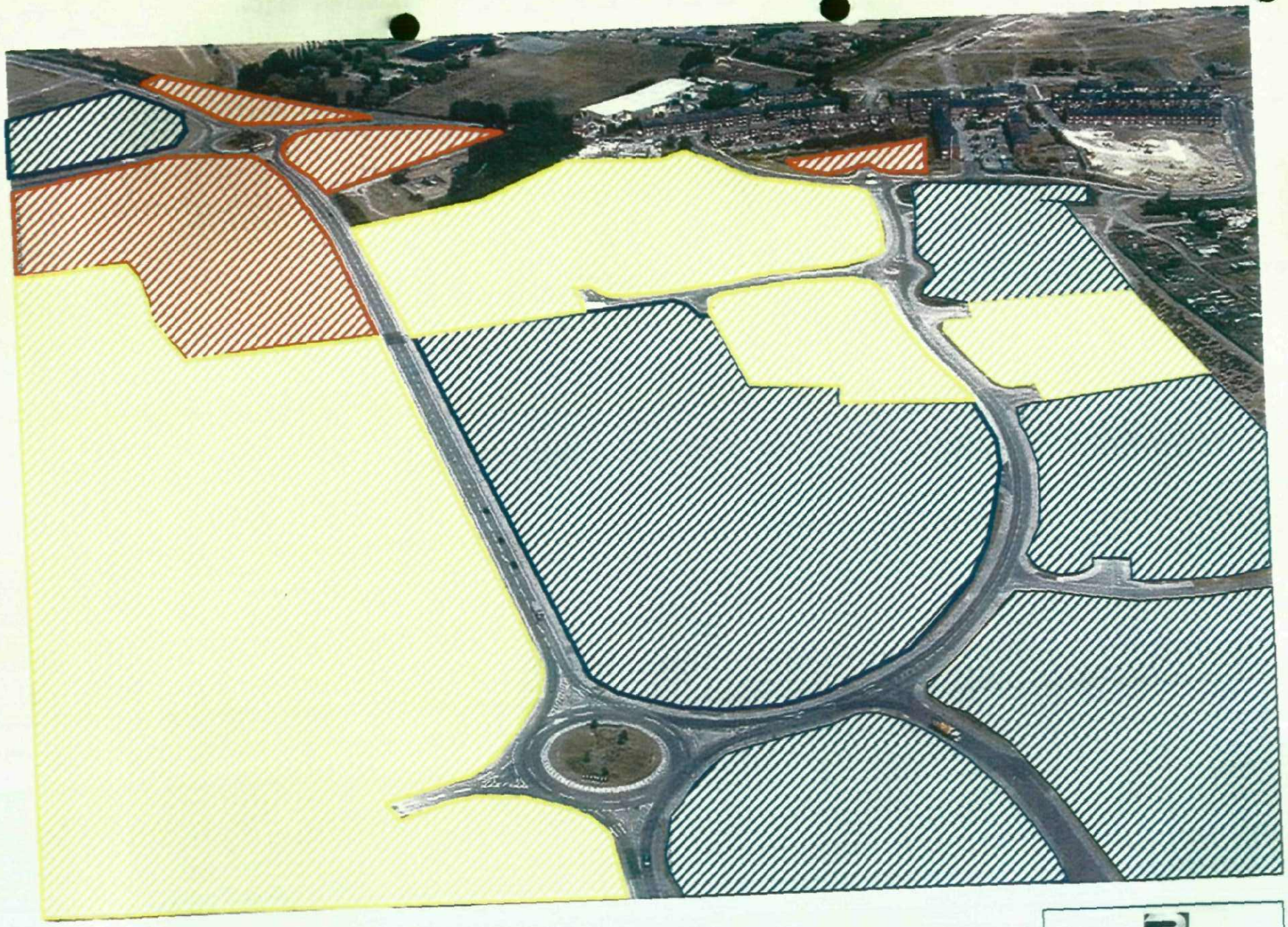
RENAISSANCE



North

	BMBC UDP	= 67.66HA
1	LAND DEVELOPED	= 2.5HA
5	LAND DEVELOPED	= 1.48HA
7	LAND DEVELOPED	= 1.21HA
8	LAND DEVELOPED	= 1.28HA
9	LAND DEVELOPED	= 5.13HA
14	LAND DEVELOPED	= 2.5HA
2	UNDEVELOPABLE LAND	= 0.69HA
11	UNDEVELOPABLE LAND	= 4.9HA
15	UNDEVELOPABLE	= 2.2HA
16	UNDEVELOPABLE	= 0.61HA
4	UNDEVELOPABLE	= 0.55HA
3	UNAVAILABLE	= 4.62HA
6	UNAVAILABLE	= 1.05HA
10	UNAVAILABLE	= 1.19HA
12	UNAVAILABLE	= 4.3HA
13	UNAVAILABLE	= 33.45HA

PARK SPRINGS
GRIMETHORPE
(NOT TO SCALE)



PARK SPRINGS INDUSTRIAL ESTATE BARNSLEY

RENAISSANCE
SOUTH YORKSHIRE

SOUTH YORKSHIRE EMPLOYMENT LAND REVIEW SITE ASSESSMENT

Local Authority	Barnsley		LA Ref:	BE0023/E/G/H/J/K/L	
Town/village, etc	Grimethorpe		Co-ordinates:	Easting: 440550	Northing: 410700
Site Name	Park Springs (Grimethorpe)		GVA Ref:	93/94/95/96/97/98	
Site Area	Total hectares: 67.66 (UDP boundary)	Total acres: 167.18 (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:	An established business park where the remaining 14 acres is currently under offer to one occupier and two speculative developers				

Site Status:	✓	**Comment & Explanation**
Undevelopable land	✓	Plot 2 – undevelopable land – drainage problems Plot 3 – unavailable land – programmed for development/end user Plot 4 – unavailable land – programmed for development/end user Plot 6 – unavailable land – reserved for priority sites Plot 10 – unavailable land – Thornhill expansion land Plot 11 – undevelopable land – wetlands areas Plot 12- unavailable land – Sash UK expansion land Plot 13 – unavailable land – programmed for development/end user Plot 15 – undevelopable land – wetland area
Land developed/ under development	✓	
Land currently unavailable	✓	
Available land		

Deliverability	**Comment**
Location	The site has direct access to the Dearne Towns link road (A1/M1 link) located approximately 8 miles from J37 A1 and J36 M1
Accessibility	Directly off Park Springs link road
Topography	Level site
Planning	Outline consent granted. Planning scheme in place for Grimethorpe
Ownership	Yorkshire Forward and Barnsley MBC
Utilities	All mains services are installed. Primary sub-station on site
Environmental	No outstanding issues
Contamination	Fully reclaimed site
Adjacent Occupiers	Sash UK, Countrywide Health Care and Carlton Brick
Cost	No development gap. Fully reclaimed site
Location Plan	Yes
Site Plan	Yes
Aerial photograph	Yes

Property Particulars for

10418

Unit 5, Acorn Phase III Industrial Estate, High Street, Grimethorpe, Barnsley, South Yorkshire



Industrial unit to let - available from October 08 (Price above excludes VAT).

Location: Central village location close to local amenities.

Size: Minimum 3684 SqFt to Maximum 3684 SqFt
(Minimum 342 SqM to Maximum 342 SqM)

Tenure: Leasehold £13,815 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

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Property Particulars for

10417

Unit 4, Acorn Phase III Industrial Estate , Acorn Phase III Industrial Estate, High Street, Grimethorpe, Barnsley



Industrial unit to let from February 2009. (Price above excludes VAT).

Location: Central village location close to local amenities.

Size: Minimum 3627 SqFt to Maximum 3627 SqFt
(Minimum 337 SqM to Maximum 337 SqM)

Tenure: Leasehold £13,600 Per Annum

(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

10777

5, Spring Hill Road, Park Springs Road, Park Springs, Grimethorpe, South Yorkshire



Modern detached industrial unit incorporating a single storey office/showroom which has an enclosed storage deck above it. To the side elevation there are two full height loading doors. The unit has a secure yard bounded by a mesh perimeter fence.

Location:

Size: Minimum 15242 SqFt to Maximum 15242 SqFt
(Minimum 1416 SqM to Maximum 1416 SqM)

Tenure:

Freehold £850,000 Offers Over
(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

10799

6, Spring Hill Road, Park Springs Road, Park Springs, Grimethorpe, South Yorkshire



Modern detached industrial unit incorporating an office area of circa 756 sq ft and two full height electrically operated roller shutter doors. The unit has a secure yard bounded by a mesh perimeter fence and a metal double gate at the entrance.

Location: Located approximately 4 miles to the North East of Barnsley. The development adjoins Park Springs Road with direct access to the A6195 Dearne Valley Parkway providing easy access to the A1 and M1, both of which are about 10 minutes drive away.

Size: Minimum 10368 SqFt to Maximum 10368 SqFt
(Minimum 963 SqM to Maximum 963 SqM)

Tenure: Leasehold £40,000 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

9737

Unit 4 Spring Park, off Park Springs Road, Grimethorpe, Barnsley, South Yorkshire



Spring Park is a development of a small number of high quality business units. Each unit includes a Kitchenette and WC facilities. Unit 4 is 4,920 sq. ft., includes 740 sq. ft. office space, has allocated car parking facilities and access to a shared service delivery yard. Completed Summer 2007, photo depicts typical unit type and is not of actual property.

Location: Spring Park is located approximately 7 miles from Barnsley town centre 8 miles from M1 J37. Situated off the new A6195 Park Springs link road providing easy access to neighbouring towns and wider locations via the A1 motorway at Junction 37 and the M1 motorway at junction 36, both approx 9 miles.

Size: Minimum 4920 SqFt to Maximum 4920 SqFt
(Minimum 457 SqM to Maximum 457 SqM)

Tenure: Leasehold £25,100 Per Annum
Freehold £325,000 Purchase price
(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

9739

Unit 6 Spring Park, , off Park Springs Road, Grimethorpe, Barnsley, South Yorkshire



Spring Park is a development of a small number of high quality business units. Each unit includes a Kitchenette and WC facilities. Unit 6 is 3,800 sq. ft., includes 525 sq. ft. office space, has allocated car parking facilities and access to a shared service delivery yard. Completed Summer 2007, photo depicts typical unit type and is not of actual property.

Location: Spring Park is located approximately 7 miles from Barnsley town centre 8 miles from M1 J37. Situated off the new A6195 Park Springs link road providing easy access to neighbouring towns and wider locations via the A1 motorway at Junction 37 and the M1 motorway at junction 36, both approx 9 miles.

Size: Minimum 3800 SqFt to Maximum 3800 SqFt
(Minimum 353 SqM to Maximum 353 SqM)

Tenure: Leasehold £17,100 Per Annum
Freehold £230,000 Purchase price
(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

9735

Unit 2 Spring Park, , off Park Springs Road, Grimephorpe , Barnsley, South Yorkshire



Spring Park is a development of a small number of high quality business units. Each unit includes a Kitchenette and WC facilities. Unit 2 is 3,840 sq. ft., includes 525 sq. ft. office space, has allocated car parking facilities and access to a shared service delivery yard. Completed Summer 2007, photo depicts typical unit type and is not of actual property.

Location: Spring Park is located approximately 7 miles from Barnsley town centre 8 miles from M1 J37. Situated off the new A6195 Park Springs link road providing easy access to neighbouring towns and wider locations via the A1 motorway at Junction 37 and the M1 motorway at junction 36, both approx 9 miles.

Size: Minimum 3840 SqFt to Maximum 3840 SqFt
(Minimum 357 SqM to Maximum 357 SqM)

Tenure: Leasehold £17,280 Per Annum
Freehold £230,000 Offers Over
(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

9736

Unit 3 Spring Park, , off Park Springs Road, Grimethorpe , Barnsley, South Yorkshire



Spring Park is a development of a small number of high quality business units. Each unit includes a Kitchenette and WC facilities. Unit 3 is 3,850 sq. ft., includes 730 sq. ft. office space, has allocated car parking facilities and access to a shared service delivery yard. Completed Summer 2007, photo depicts typical unit type and is not of actual property.

Location: Spring Park is located approximately 7 miles from Barnsley town centre 8 miles from M1 J37. Situated off the new A6195 Park Springs link road providing easy access to neighbouring towns and wider locations via the A1 motorway at Junction 37 and the M1 motorway at junction 36, both approx 9 miles.

Size: Minimum 3850 SqFt to Maximum 3850 SqFt
(Minimum 358 SqM to Maximum 358 SqM)

Tenure: Leasehold £20,245 Per Annum
Freehold £278,000 Purchase price
(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

9740

Unit 7 Spring Park, off Park Springs Road, Grimethorpe, Barnsley, South Yorkshire



Spring Park is a development of a small number of high quality business units. Each unit includes a Kitchenette and WC facilities. Unit 7 is 3,010 sq. ft., includes 740 sq. ft. office space, has allocated car parking facilities and access to a shared service delivery yard. Completed Summer 2007, photo depicts typical unit type and is not of actual property.

Location: Spring Park is located approximately 7 miles from Barnsley town centre 8 miles from M1 J37. Situated off the new A6195 Park Springs link road providing easy access to neighbouring towns and wider locations via the A1 motorway at Junction 37 and the M1 motorway at junction 36, both approx 9 miles.

Size: Minimum 3010 SqFt to Maximum 3010 SqFt
(Minimum 280 SqM to Maximum 280 SqM)

Tenure: Leasehold £16,505 Per Annum
Freehold £225,000 Purchase price
(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

10207

Unit B9 Grove Park, Spring Park, Grimethorpe, Barnsley, South Yorkshire



This new development comprises of 3 detached blocks of 17 quality single storey industrial units, built to a high specification. All units comprise of WC facilities, 75 kN per sq m floor loading, electric roller shutter doors and acces to service yard and allocated car parking.

Location: Grove Park is situated at Park Springs off the new A6195 Dearne Towns link road. The site occupies a key strategic location between Barnsley, Leeds, Sheffield, Doncaster, & Pontefract. The area has excellent links to the A1(M) J37 and M1 at J37 & J 36 which in turn provides access to the wider national motorway network.

Size: Minimum 2884 SqFt to Maximum 2884 SqFt
(Minimum 268 SqM to Maximum 268 SqM)

Tenure: Leasehold On application
Freehold £180,000 Purchase price
(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s): Dacre Son & Hartley
Mr Andrew Peacock
0113 3863100
leedscom@dacres.co.uk

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Property Particulars for

10310

Unit 13 Spring Park, off Park Springs Road, Grimethorpe, Barnsley, South Yorkshire



This second phase development at Spring Park is the construction of 6 high quality business units. Each unit includes office space and has allocated car parking facilities and access to a shared service delivery yard. Units may have potential to combine with adjoining units if required.

Location: Located approximately 8 miles from M1 J36 and A1 J37 and accessed from the Park Springs Link Road (A6195).

Size: Minimum 2500 SqFt to Maximum 2500 SqFt
(Minimum 232 SqM to Maximum 232 SqM)

Tenure: Leasehold On application
Freehold £65.00 per sq ft
(Prices listed relate to the minimum size)

Status: PLANNED

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

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Property Particulars for

9741

Unit 8 Spring Park, off Park Springs Road, Grimethorpe, Barnsley, South Yorkshire



This second phase development at Spring Park is the construction of 6 high quality business units. Each unit includes office space and has allocated car parking facilities and access to a shared service delivery yard. Units may have potential to combine with adjoining units if required.

Location: Located approximately 8 miles from M1 J36 and A1 J37 and accessed from the Park Springs Link Road (A6195).

Size: Minimum 2500 SqFt to Maximum 2500 SqFt
(Minimum 232 SqM to Maximum 232 SqM)

Tenure: Leasehold On application
Freehold £65.00 per sq ft
(Prices listed relate to the minimum size)

Status: PLANNED

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

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Property Particulars for

9742

Unit 11 Spring Park, off Park Springs Road, Grimethorpe, Barnsley, South Yorkshire



This second phase development at Spring Park is the construction of 6 high quality business units. Each unit includes office space and has allocated car parking facilities and access to a shared service delivery yard. Units may have potential to combine with adjoining units if required.

Location: Located approximately 8 miles from M1 J36 and A1 J37 and accessed from the Park Springs Link Road (A6195).

Size: Minimum 2500 SqFt to Maximum 2500 SqFt
(Minimum 232 SqM to Maximum 232 SqM)

Tenure: Leasehold On application
Freehold £65.00 per sq ft
(Prices listed relate to the minimum size)

Status: PLANNED

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

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Property Particulars for

9743

Unit 9 Spring Park, off Park Springs Road, Grimethorpe, Barnsley, South Yorkshire



This second phase development at Spring Park is the construction of 6 high quality business units. Each unit includes office space and has allocated car parking facilities and access to a shared service delivery yard. Units may have potential to combine with adjoining units if required.

Location: Located approximately 8 miles from M1 J36 and A1 J37 and accessed from the Park Springs Link Road (A6195).

Size: Minimum 2500 SqFt to Maximum 2500 SqFt
(Minimum 232 SqM to Maximum 232 SqM)

Tenure: Leasehold On application
Freehold £65.00 per sq ft
(Prices listed relate to the minimum size)

Status: PLANNED

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

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Property Particulars for

9744

Unit 10 Spring Park, off Park Springs Road, Grimethorpe, Barnsley, South Yorkshire



This second phase development at Spring Park is the construction of 6 high quality business units. Each unit includes office space and has allocated car parking facilities and access to a shared service delivery yard. Units may have potential to combine with adjoining units if required.

Location: Located approximately 8 miles from M1 J36 and A1 J37 and accessed from the Park Springs Link Road (A6195).

Size: Minimum 2500 SqFt to Maximum 2500 SqFt
(Minimum 232 SqM to Maximum 232 SqM)

Tenure: Leasehold On application
Freehold £65.00 per sq ft
(Prices listed relate to the minimum size)

Status: PLANNED

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

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Property Particulars for

10309

Unit 12 Spring Park, off Park Springs Road, Grimethorpe, Barnsley, South Yorkshire



This second phase development at Spring Park is the construction of 6 high quality business units. Each unit includes office space and has allocated car parking facilities and access to a shared service delivery yard. Units may have potential to combine with adjoining units if required.

Location: Located approximately 8 miles from M1 J36 and A1 J37 and accessed from the Park Springs Link Road (A6195).

Size: Minimum 2500 SqFt to Maximum 2500 SqFt
(Minimum 232 SqM to Maximum 232 SqM)

Tenure: Leasehold On application
Freehold £65.00 per sq ft
(Prices listed relate to the minimum size)

Status: PLANNED

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

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