Report on Title/Searches

Property: 201-203 King Street, Hoyland, Barnsley, S74 9LJ

Important Note: The search results (particularly the local authority search) relate *only to the property which the search has been made. It does not give any* information regarding adjoining or neighbouring land and property.

The Local Authority Search reveals:

- Smoke Control Order

The Clean Air Acts of 1956 and 1968 were introduced to deal with the smog of the 1950s and 1960s, which was caused by the widespread burning of coal for domestic heating and by industry. The Acts gave local authorities powers to control emissions of dark smoke, grit, dust and fumes from industrial premises and furnaces and to declare "smoke control areas" in which emissions of smoke from domestic properties are banned. Since then, smoke control areas have been introduced in many large towns and cities in the UK.

The Local search has indicated that parts of the Barnsley District may be Smoke Control Areas. If you wish to find out specifically if your property is within a Smoke Control Area please contact Barnsley Council direct.

Section 18 of The Clean Air Act 1993 allows a Local Authority to declare the whole or part of its area a Smoke Control Area by making a Smoke Control Order. Once a Smoke Control Area has been established it is an offence for the occupier of a premises, including domestic dwellings, to allow smoke emission from a chimney. This means that use of only an "authorised fuel" which is smokeless (subject to exemptions) or fuel such as coal oil or wood can only used on an exempted fireplace that can burn such fuels without producing smoke.
It is also an offence for a person to sell, within a Smoke Control area, a fuel that is not authorised, unless the premises or fireplace where it is intended for use is exempted.

- **Change of Use**

  - Change of use from hairdressing shop to dental surgery was approved with conditions on 13th September 1990. Do you require a copy of this planning permission?

  - Please note that a change of use from a hairdressing business to hot food takeaway was refused on 23rd February 1990.

  - Can you please confirm whether or not any recent alterations or additions have been made to the property as far as you are aware?

  - There was an installation of one door carried out in 2006 and I believe this was done under Fencer but I have made enquiries with the seller.

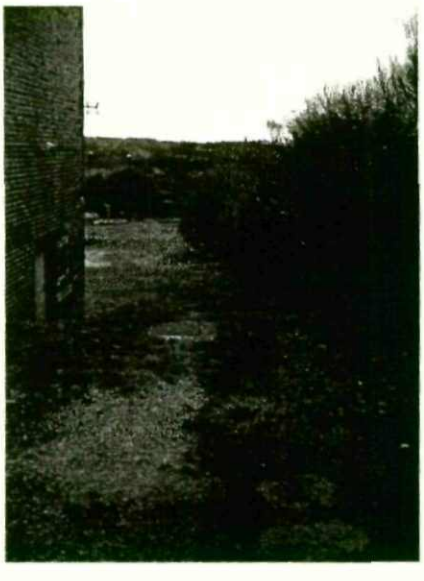
FLOORSPACE QUESTION 18

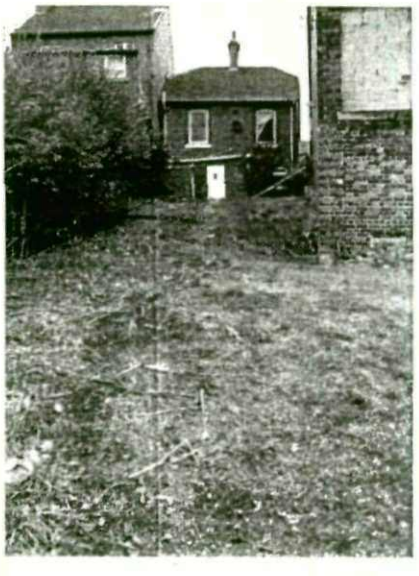
ACCOMMODATION

GROUND FLOOR	RECEPTION AREA 10'3" (av.) x 10'1"	100 sq.ft. (9.29 sq.m.)
	WAITING ROOM 9'8" x 9'3"	87 sq.ft. (8.09 sq.m.)
	INNER LOBBY with door leading to :- lower ground floor level	
	INNER LOBBY door leading to :-	
	SURGERY 15'10" x 9' (av.)	142 sq.ft. (13.20 sq.m.)
	KITCHEN 11'11" x 5'7"	66 sq.ft. (6.13 sq.m.)
	WASH ROOM	
	WC	
	NET SALES AREA	395 sq.ft. (36.71 sq.m.)
LOWER GROUND FLOOR	KITCHEN 10'10" x 9'2" (av.)	99 sq.ft. (9.20 sq.m.)
	STORE ROOM 9'6" x 5'3"	50 sq.ft. (4.64 sq.m.)
	INNER STORAGE 4' x 2'5"	10 sq.ft. (0.93 sq.m.)
	INNER STORAGE 4' x 2'5"	10 sq.ft. (0.93 sq.m.)
	WC	
	SHOWER ROOM	
	NET AREA	169 sq.ft. (15.70 sq.m.)
	TOTAL NET INTERNAL FLOOR AREA	**564 sq.ft.(52.41 sq.m.)**

OUTSIDE Triangular shaped parcel of land to the rear with vehicular access

ALL CAR PARK LAND →





← ALL CAR PARK LAND

SERVICES All mains services are connected.

BUSINESS RATES

Current 2005 Rateable Value : £3,000
Uniform Business Rates 2009/2010: 48.1 in the £

Draft 2010 Rateable Value : £3,000
Uniform Business Rates 2010/2011: 40.7 in the £

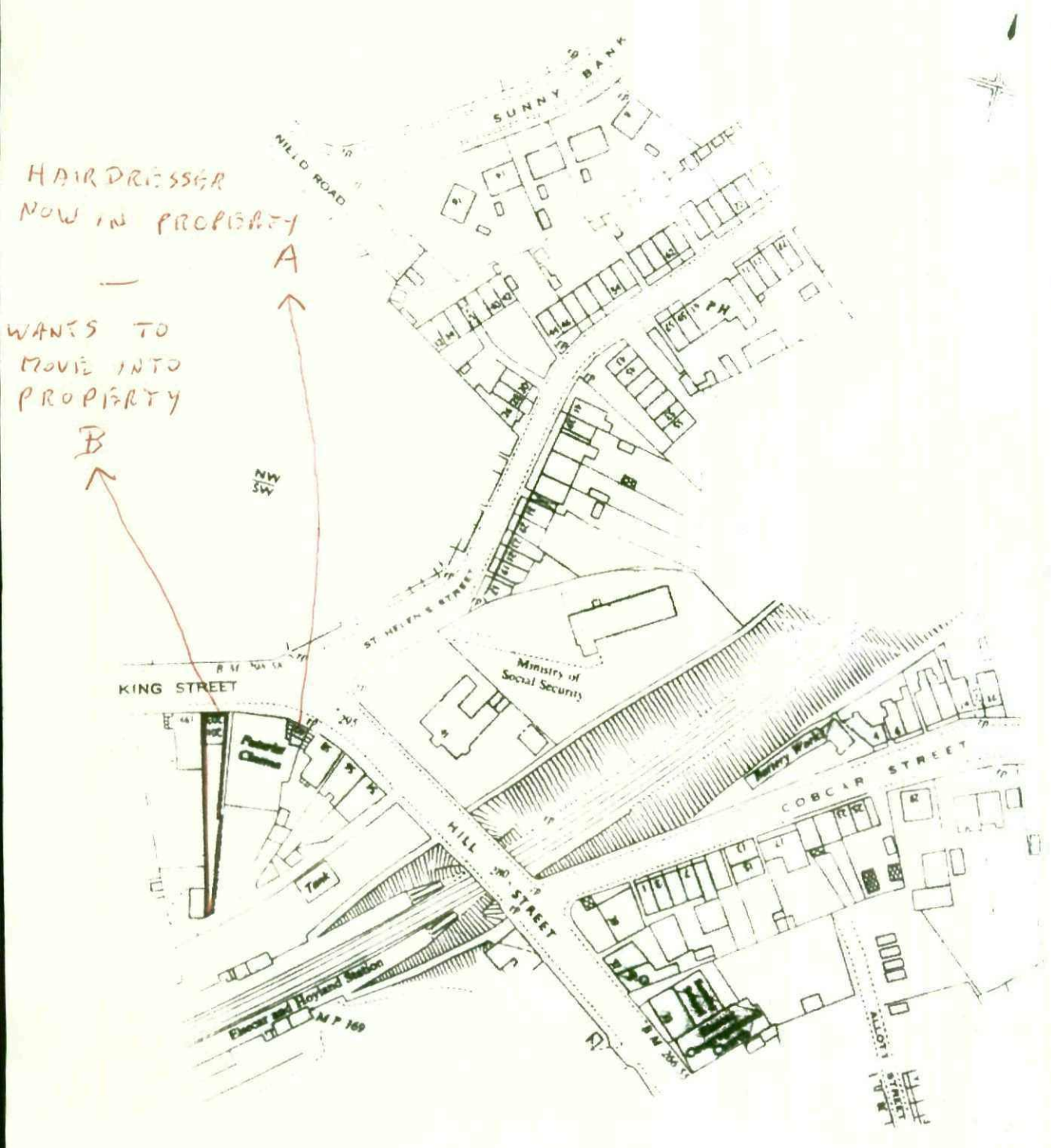
This property may benefit from Small Business Rate Relief. Interested parties are requested to make their own enquiries via the Business Rates Section at Barnsley MBC (Tel: 01226 774763).

H.M. LAND REGISTRY

TITLE NUMBER

SYK 142528

ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID	SECTION
	SOUTH YORKSHIRE		SE 3800	A
Scale 1 1250	BARNSLEY DISTRICT		© Crown copyright 197	



16/3/82