BARNSLEY INDIVIDUAL SITE ASSESSMENTS: SITE NO 8

8.0 BEEVOR COURT BUSINESS PARK/MOUNT OSBORNE BUSINESS PARK & REMAINDER OF OAKWELL REGENERATION AREA

8.1 This large area of employment land covers 19.49ha and extends along an area of Pontefract Road in Hoyle Mill. The site consists of three separate business parks; Beevor Court, Beevor Industrial Estate and Mount Osborne Industrial Estate and includes an area of land to the south of Pontefract Road that includes two retail units, a manufacturing plant and an area of vacant land adjacent to Elm Row.

8.2 This area of land has the benefit of planning permission for residential development (ref: 2006/0232), however it has never been implemented. The site therefore is available for development for employment uses, in addition to the 0.05ha allocated identified in the site reference document. The aerial photograph below shows the vacant land as that green area in the centre:



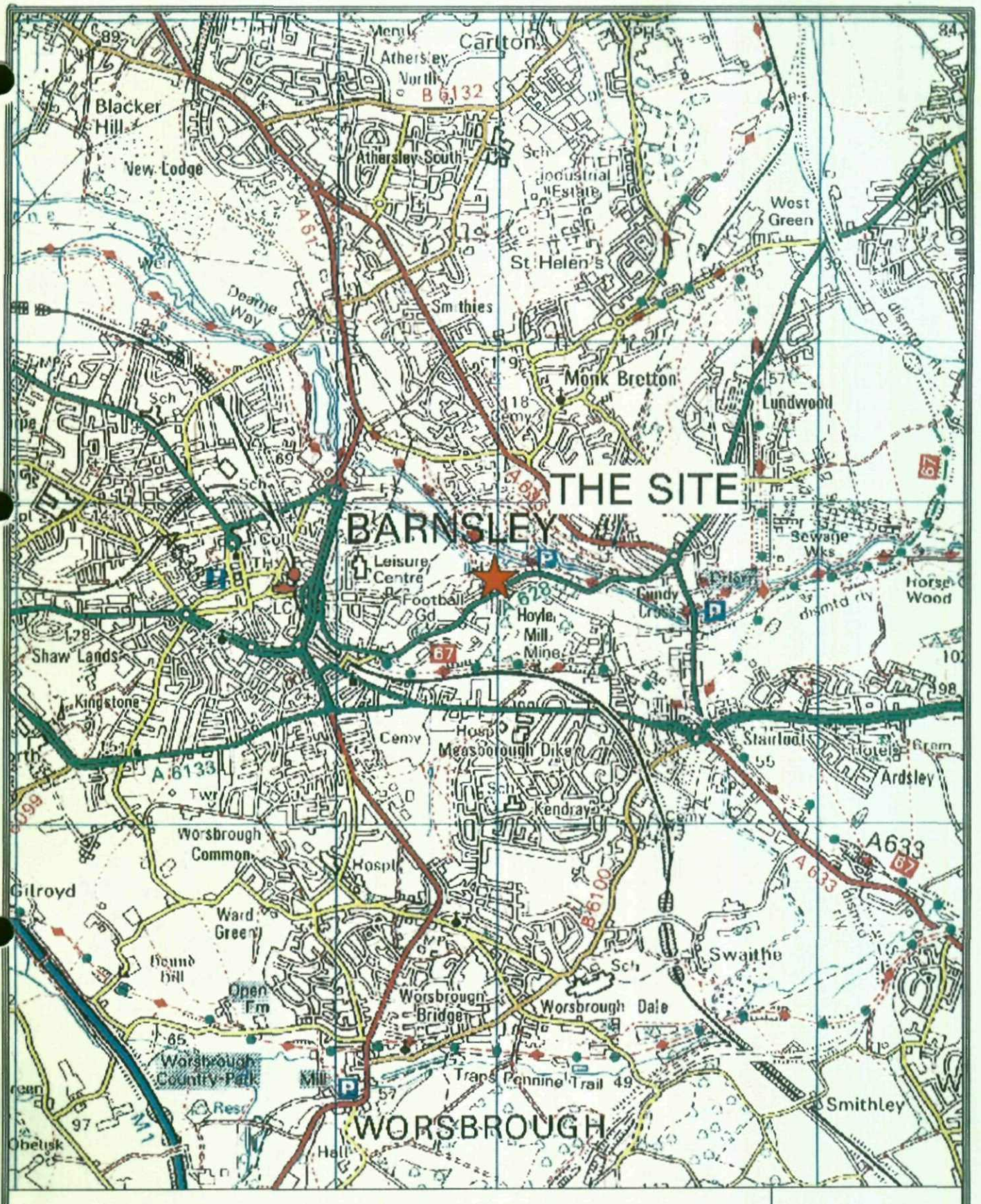
Comment and Assessment

8.3 The site lies within close proximity to the town centre as well as having direct access to the A633, which may be the reason it has proved attractive to the market, which is evident as a result of the lack of vacant units. The provision of the area of land adjacent to Elm Row has not been included in the Council's available supply calculation, however this land is currently available for development and should therefore be included in the available supply.

8.4 Following the qualitative assessment, the site scored high when assessed against the criteria, only failing on the lack of any extant planning permission. The overall score was therefore **9 Points.**

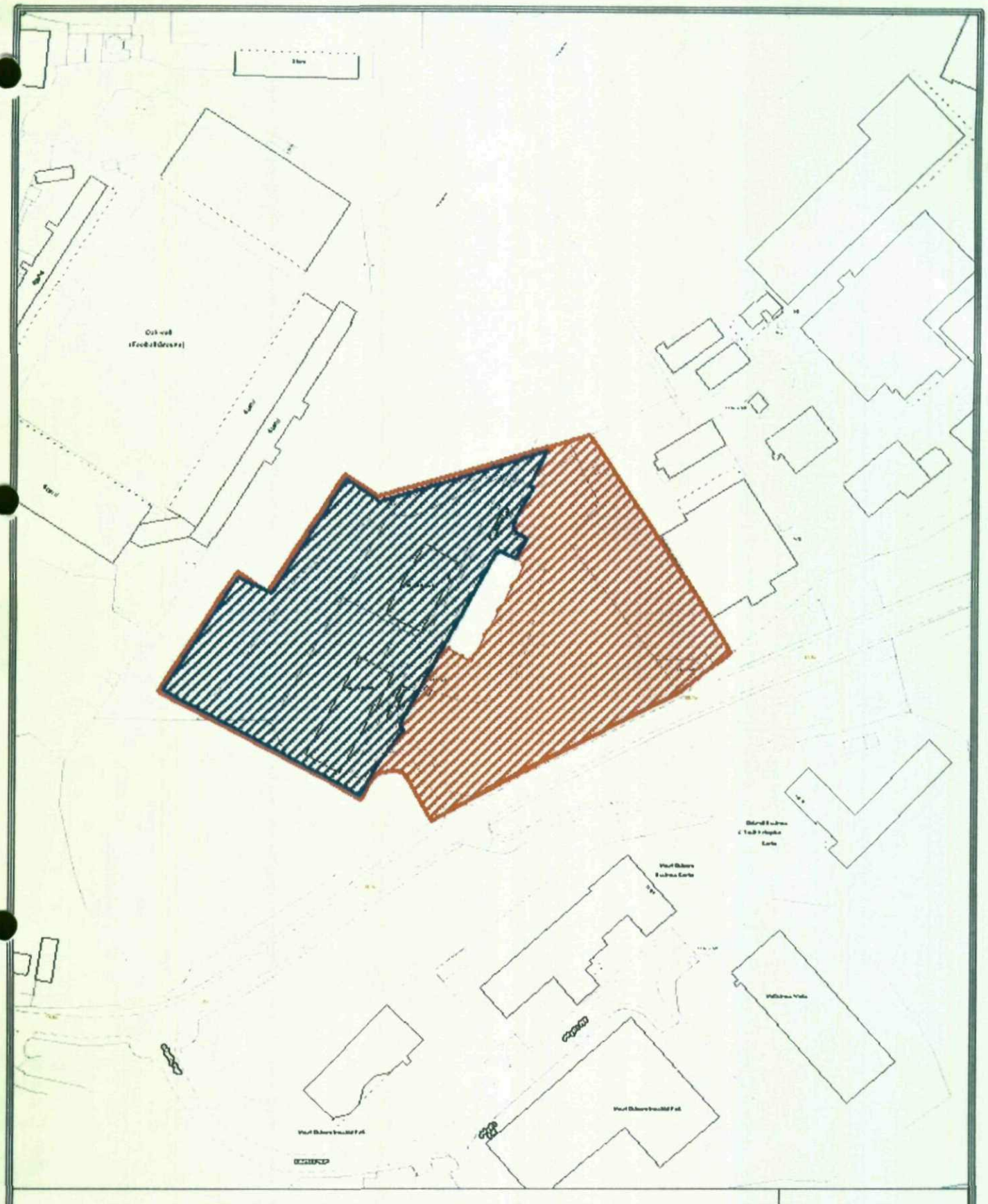
- **Area of Land Considered Available for Development: approximately1ha**

	Comments	Score	Area	No of Premises
Undeveloped Land	Yes	1	1.15 ha	
Available Floor space/premises	Yes	1	17,348	1
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	9		



LOCATION PLAN
BEEVOR COURT BUSINESS PARK
BARNSLEY
(NOT TO SCALE)

RENAISSANCE



North

BMBC UDP BOUNDARY = 2.25HA

LAND DEVELOPED = 1.1HA

UNDEVELOPABLE LAND = 1.1HA

REMAINING LAND = 0.05HA

RENAISSANCE

BEEVOR COURT BUSINESS PARK
BARNSLEY
(NOT TO SCALE)



BEEVOR COURT BUSINESS PARK BARNSLEY

RENAISSANCE

SOUTH YORKSHIRE EMPLOYMENT LAND REVIEW SITE ASSESSMENT

Local Authority	Barnsley		LA Ref:	BE0012/0	
Town/village, etc	Barnsley		Co-ordinates:	Easting: 435530	Northing: 406037
Site Name	Beevor Court Business Park – Phase 3		GVA Ref:	71	
Site Area	Total hectares: 2.25 (UDP boundary)	Total acres: 5.56 (UDP boundary)	Remaining hectares: 0.05	Remaining acres: 0.12	
Planning	Allocation: B1 Offices		Status: Outline consent for B1		
Owned by	Barnsley MBC				
Site Description and History:	A well established office park location within 1 mile of Barnsley Town Centre. An office facility of 119,300 sq ft on 3 floors is available on a design and build basis				

Site Status:	✓	**Comment & Explanation**
Undevelopable land	✓	*Undevelopable land – due to gradient of site/watercourse/TPO*
Land developed/ *under development*		
Land currently unavailable		
Available land		

Deliverability	**Comment**
Location	Prominent location within 3 miles of M1 Junction 37
Accessibility	Directly off A628
Topography	Relatively flat site
Planning	Outline consent for B1 offices
Ownership	Barnsley MBC
Utilities	All mains services available to the perimeter of the site
Environmental	No constraints on site
Contamination	Virgin site – no contamination has been revealed
Adjacent Occupiers	Barnsley Council (Phase 1 and II offices)
Cost	No viability issue. Design and build development via Barnsley/Miller Partnership
Location Plan	Yes
Site Plan	Yes
Aerial photograph	Yes

Property Particulars for

9222

Acorn House, Mount Osbourne Business Park, Oakwell View, Barnsley, South Yorkshire



Excellent quality new build office scheme compromising, climate control, raised flooring, full disabled access, suspended ceilings with CAT II lighting, double glazing, landscaped grounds and secure site fencing. Dedicated car parking for 42 cars. Specifically designed to allow sub-division into 2,3 or 4 self-contained units.

Location: Located approx 2 miles to the East of Junction 37 of the M1 and 4 miles North East of Junction 36 of the M1, with direct access to Pontefract Road (A628) and approx 0.5 miles from Barnsley Town Centre.

Size: Minimum 3580 SqFt to Maximum 17348 SqFt
(Minimum 333 SqM to Maximum 1612 SqM)

Tenure: Leasehold £13.00 per sq ft per annum
Freehold On application
(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s): Lancasters Powell
Mr Phil Simpson
0870 143 0720
barnsley@lancasterscs.co.uk

Barnsley Development Agency
PO Box 598, Barnsley, S70 9EX
Tel. 01226 787535 · Fax 01226 787605
www.barnsleydevelopmentagency.co.uk

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