9 Land adjoining 88 Pearson Crescent, Wombwell, Barnsley S73 8SG

GUIDE PRICE £55,000

- Freehold former garage site
- Approximately 0.067 hectares (0.16 acres)
- Planning Consent for three - three bedroom detached houses
- Corner site with good frontage and rear parking

Location
The site is located just over four miles to the north west of Barnsley town centre and lies between numbers 86 and 88 Pearson Crescent

The Site
The land is clearly defined on the site having recently been fenced in conjunction with the adjoining new car parking area
The land amounts to approximately 0.067 hectares (0.16 acres)

Planning
Planning Consent was granted in 2015 for the development of three - three bedroom detached houses with gardens and rear car parking (Ref: 20150998)
Interested parties are advised to make their own planning and highways enquiries in respect of alternative schemes

Tenure
Freehold

Note
Prospective Purchasers should note that the Conditions of Sale for this lot include a requirement that the Purchaser pays Barnsley Council's legal costs and a 5% premium in addition to the price bid

VIEWING
On site at any reasonable time

SOLICITORS
Bury & Walkers LLP
Britannic House Regent Street
Barnsley S70 2EQ

ON INSTRUCTIONS FROM BARNSLEY METROPOLITAN BOROUGH COUNCIL

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10 Car Park off Fieldsend Road / Barnsley Road, Goldthorpe, Rotherham S63 9AA

GUIDE PRICE £40,000

- Former car park for approximately forty vehicles
- Prominent corner site
- Approximately 0.15 hectares (0.37 acres)
- Adjoins residential and commercial property
- Potential for a variety of uses (STC)

Location
The site is located approximately a quarter mile to the north of Goldthorpe centre at the junction of Barnsley Road and the B6098 Fieldsend Road leading to the 635 Fieldsend roundabout

The Site
The land is identified on the adjoining plan and amounts to approximately 0.15 hectares (0.37 acres) and has provided free car parking for approximately forty vehicles

Tenure
Freehold

Planning
The site is located within a Housing Policy area in the UDP and Urban Fabric in the forthcoming Local Plan Publication therefore in principle the site would appear suitable for a small residential in-fill development subject to consents

In terms of the site's commercial use there may be planning concerns relating to the proximity of the surrounding residential housing however this will be dependent upon the intended use
Interested parties are advised to make their own planning and highways enquiries in respect of any possible schemes

Note
Prospective Purchasers should note that the Conditions of Sale for this lot include a requirement that the Purchaser pays Barnsley Council's legal costs and a 5% premium in addition to the price bid

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