

- **Freehold land of approximately 0.13 hectare (0.32 acre)**
- **Prime location in Elsecar village**
- **Adjoins Green Belt**
- **Potential for development (STP)**
- **Previously the site of terraced houses**

Location

The land is situated between 6 Hill Street and the Crown Inn public house in the heart of Elsecar, which lies approximately 8.9 miles to the south east of Barnsley town centre

The Site

The land is identified in the adjoining plan and amounts to approximately 0.13 of a hectare (0.32 acre)

Planning

The land is designated as Urban Fabric in the Local Plan and therefore may be suitable for development subject to the relevant consents, however the site has a Green Space character and as such Local Plan policy GS1 is applicable resulting in compensation being payable for loss of Green Space. Any development would need to be sympathetic to the adjacent Elsecar Conservation Area by using heritage design principles including natural facing materials and retaining a lot of green. It is expected that only a very small scale development can meet these requirements. There is

poor visibility to the south of the site therefore highway investigations may be required. Any access may need to be located to the northern boundary and a vehicle turning area may be required within the site.

The planning authority may refuse applications that are not in line with the above advice and aimed at maximising the number of dwellings on the site. Interested parties are invited to make their own planning and highways enquiries in respect of 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% + VAT premium or £500 + VAT minimum payment 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 BARNSELY
METROPOLITAN BOROUGH COUNCIL

