

- **Substantial former garage site 0.3 hectare (0.75 acre)**
- **Established residential area**
- **Potential for development (STP)**
- **Adjoins allotments**

Location

The land is located some 3.6 miles to the north east of Barnsley town centre. The main access to the site runs adjacent to 69 Bloemfontein Street, with a further narrow access which runs to the rear of 3-25 Bloemfontein Street.

The Site

The land is identified in the adjoining plan and amounts to approximately 0.3 hectare (0.75 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. A number of properties overlook the site therefore any scheme would need to be designed to ensure adequate levels of amenity for existing and potential future occupants. Any development would need to include a turning area for refuse vehicles. The land is within a Coal Authority coal mining referral area therefore a coal mining risk assessment would be required as part of any future planning

application. 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

