

Land adjoining 87 Warren Quarry Lane, Worsbrough Common, Barnsley, S70 4EL

GUIDE PRICE £25,000

| VACANT LAND

- **Corner site of approximately 720sqm**
- **Lapsed planning for a pair of semi-detached houses**
- **Freehold**
- **Established residential location**
- **Previously the site of a public house**

Location

The site is located at the junction of Warren Quarry Lane and Highstone Road in Worsbrough Common. Approximately 1 mile south of the town centre

The Site

The land is identified on the adjoining plan and amounts to approximately 720sqm

Planning

The land is designated as Urban Fabric in the Local Plan and therefore may be suitable for development subject to the relevant consents. The site has lapsed planning permission for two houses under application number 2013/1391. 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