

36 150 Pontefract Road, Barnsley, South Yorkshire S71 1HU

GUIDE PRICE £225,000–£250,000*

VACANT PUB

- Former Public House set in 0.22 of an acre
- High profile position backing onto Dearne Valley Country Park
- Extensive accommodation over 4 levels
- Approximately 1 mile to Barnsley town centre
- Preliminary scheme comprising conversion & new build (not submitted)
- Total of 19 apartments
- Excellent potential offered

Location

The property is situated on the A628 Pontefract Road approximately 1 mile to the east of Barnsley town centre and backs on to the Dearne Valley Country Park.

The Site

The land is identified on the adjoining plan and amounts to 0.09 hectares (0.22 acres). It should be noted an additional strip of land to the east of the site, held on a separate title, forms part of the sale.

Planning

Interested parties are advised to make their own enquiries in respect of possible schemes for the property. Initial plans suggested the conversion of the existing building into apartments together with a new build providing a total of 19 flats. These plans are provided for guidance only and have not been submitted as part of an application.

Accommodation

Ground Floor

Main trading areas with catering kitchen

Basement

Cellars stores

First Floor

Lounge, double bedroom with ensuite shower/WC, dining kitchen, bathroom/WC, two former letting bedrooms each with shower, separate WC

Second Floor

Three double bedrooms, bathroom/WC

EPC Rating C

A full copy of the EPC will be available to view via our website

VIEWING

By appointment with Adrian Little
adrian@markjenkinson.co.uk



SOLICITORS

McHale & Co, 19–21 High Street,
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