



## OLD TOWN HALL APARTMENTS

1 - 34 Old Town Hall Apartments,  
High Street, Hoyland,  
Barnsley, S74 9AD

## 30 x 1 Bedroom Apartment

£60,000

## 4 x 2 Bedroom Apartment

£70,000

## Total Purchase Price

£2,080,000

### Gross rental yield

10.1%

### Net rental yield

8.0%

Net rental yield is assured  
for 3 years

### SERVICE CHARGE

£600 pa - per apartment      £20,400 pa

### GROUND RENT

£350 pa per apartment      £11,900 pa

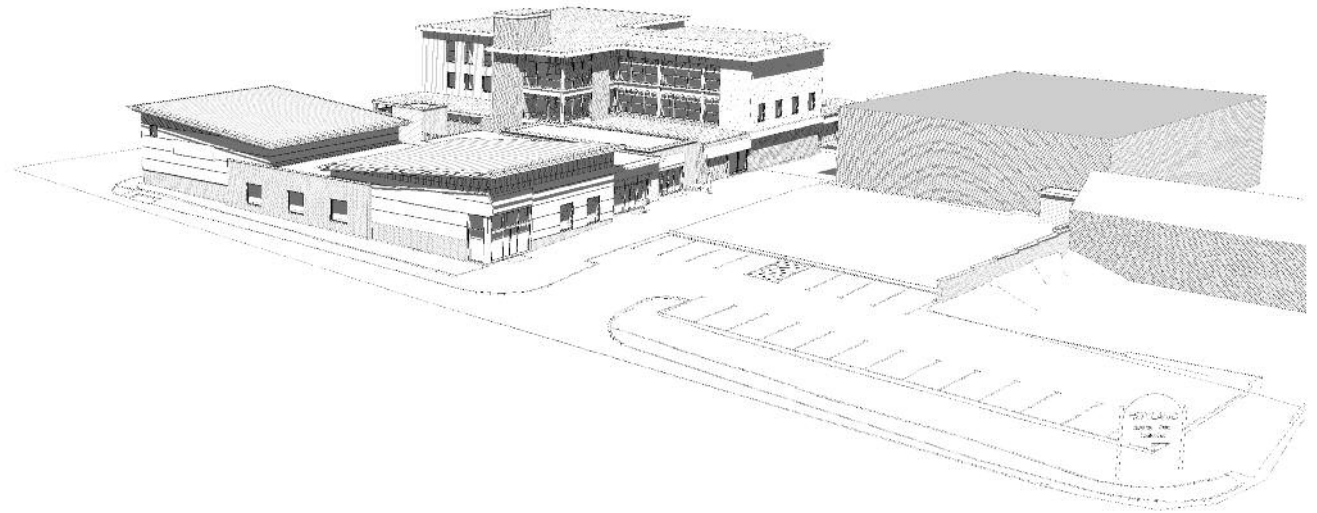
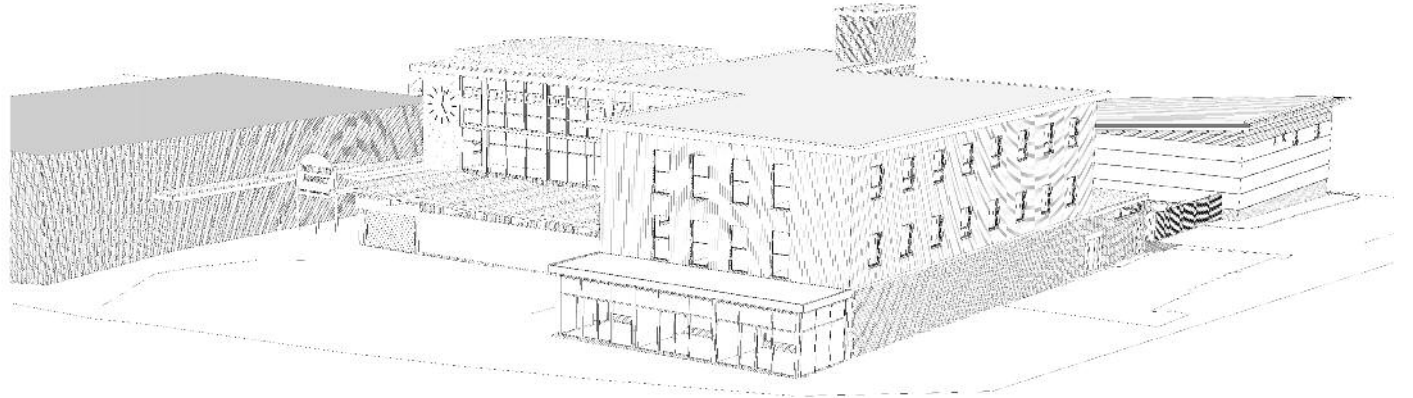
### LEASE

125 Years from 2017

ResInvest are delighted to offer this development of 34x apartments consisting of 30 x 1 Bed and 4 x 2 Bed apartments. All newly renovated to a high standard in this converted building.

The property is located in the town centre of Hoyland. Hoyland is part of the metropolitan borough of Barnsley in South Yorkshire. The location has great transport links thanks to the close junction of the M1 motorway and Elsecar train station.





Artist's impressions of the Hoyland project

## OLD TOWN HALL APARTMENTS





**THE PROPERTY COMPRISES OF; ENTRANCE HALL, LOUNGE, KITCHEN, FRIDGE FREEZER, BUILT IN OVEN, HOB AND EXTRACTOR. A GOOD SIZED BEDROOM AND A MODERN BATHROOM.**

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**APPROXIMATE SIZE: 430 SQ FT**

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**FURNISHING: UNFURNISHED**

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**LOUNGE**

Generous sized living area with window to front and electric radiator.

**KITCHEN**

Fitted with a range of wall and base units with complimentary working surfaces. Stainless steel sink unit. Built in oven, hob and extractor. Fridge freezer. Splash back tiling, and sockets.

**BEDROOM**

Electric radiator.

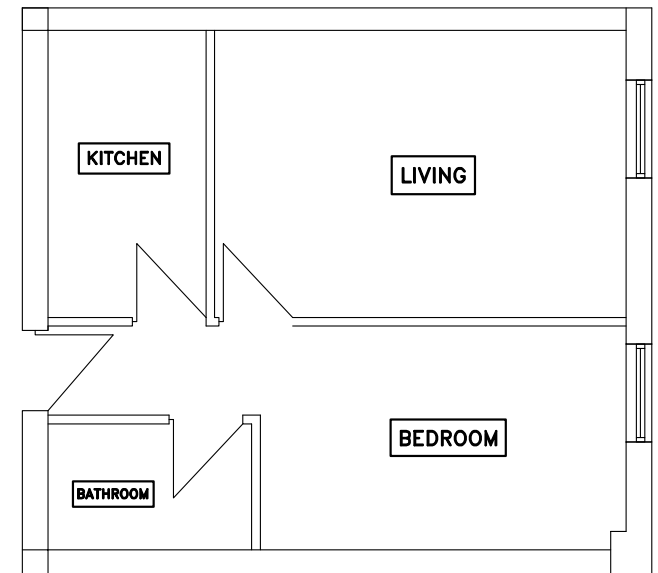


**BATHROOM**

With modern white suite, panel bath with shower above, pedestal wash hand basin, low level WC, extractor fan.

# 1 BEDROOM APARTMENT EXAMPLE

**30**  
AVAILABLE





**THE PROPERTY COMPRISES OF; ENTRANCE HALL, LOUNGE, KITCHEN, FRIDGE FREEZER, BUILT IN OVEN, HOB AND EXTRACTOR. A GOOD SIZED BEDROOM AND A MODERN BATHROOM.**

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**APPROXIMATE SIZE: 550 SQ FT**

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**FURNISHING: UNFURNISHED**

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**LOUNGE**

Generous sized living area with window to front and electric radiator.

**KITCHEN**

Fitted with a range of wall and base units with complimentary working surfaces. Stainless steel sink unit. Built in oven, hob and extractor. Fridge freezer. Splash back tiling, and sockets.

**BEDROOM**

Electric radiator.

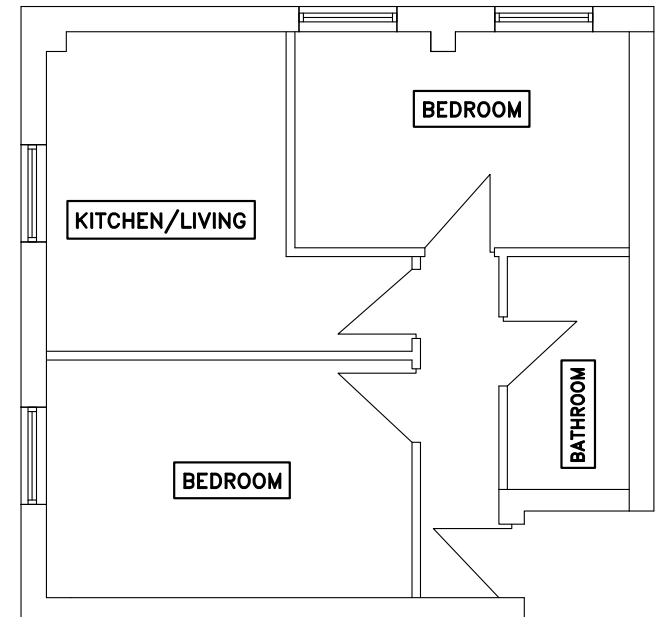


**BATHROOM**

With modern white suite, panel bath with shower above, pedestal wash hand basin, low level WC, extractor fan.

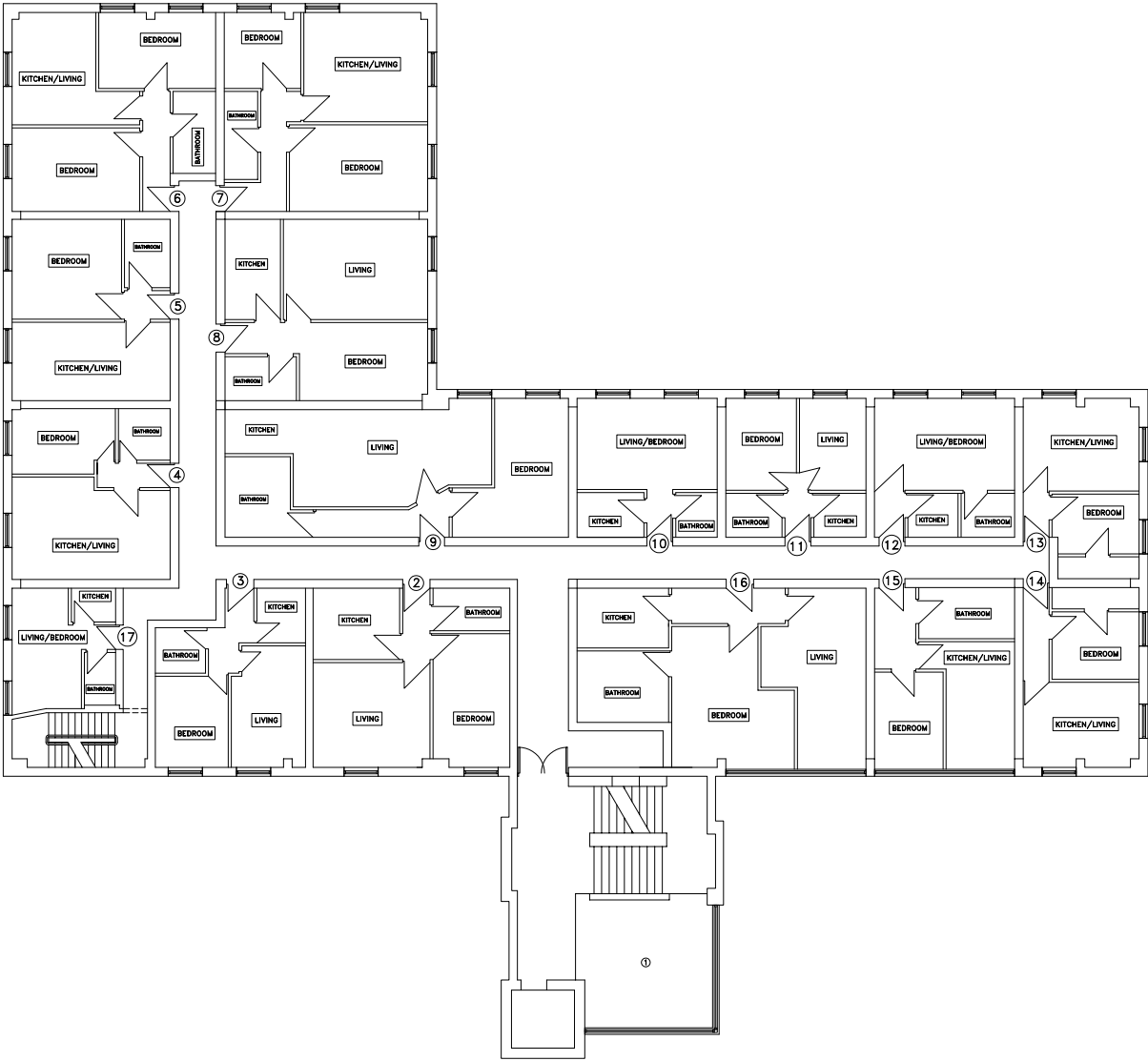
## 2 BEDROOM APARTMENT EXAMPLE

**4**  
AVAILABLE



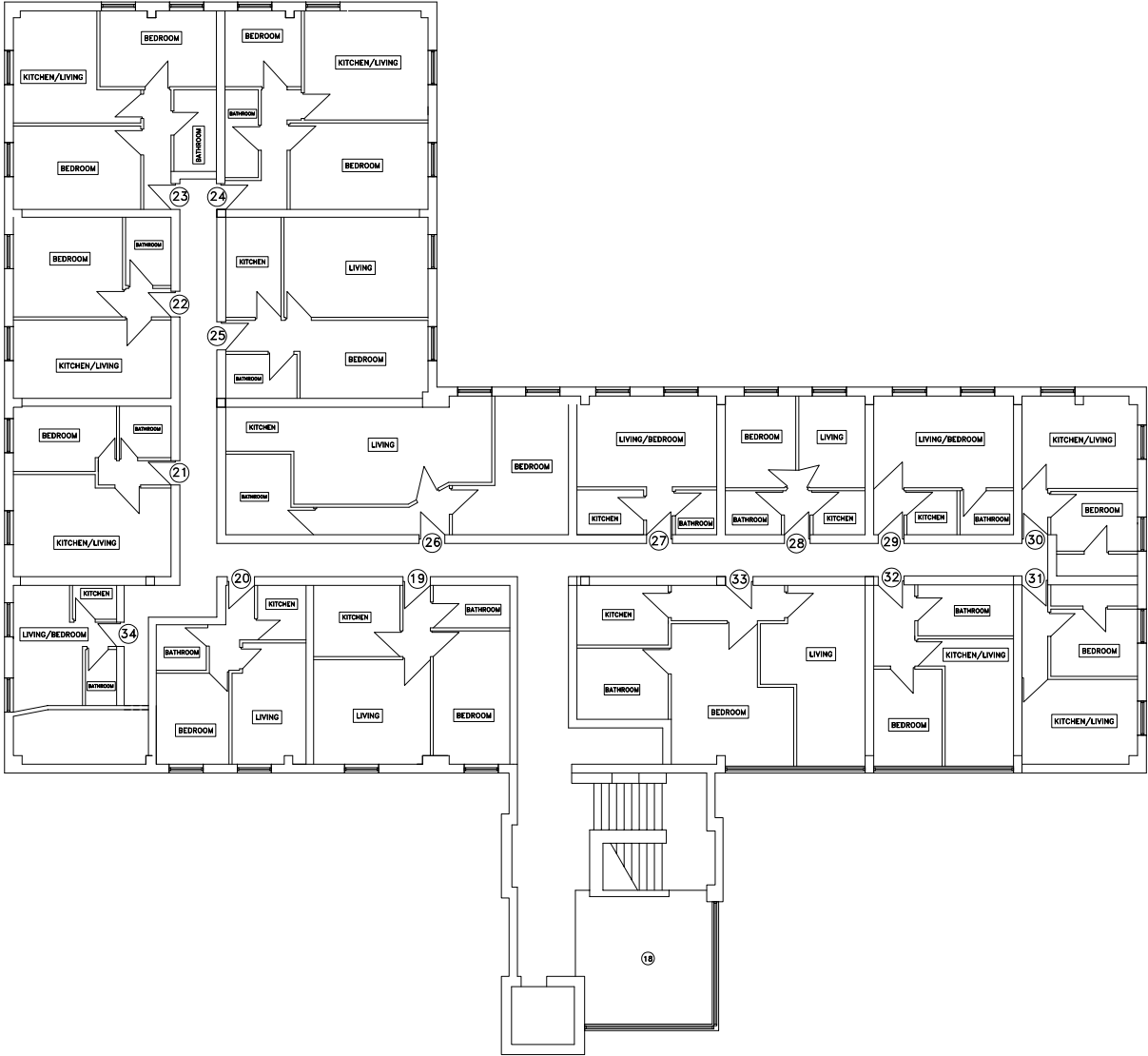
# PROPOSED PLAN

FIRST FLOOR



# PROPOSED PLAN

## SECOND FLOOR



# ACCOMODATION SCHEDULE

Plot	Storey	Beds	SqFt
1	1st	1	390
2	1st	1	430
3	1st	1	410
4	1st	1	390
5	1st	1	430
6	1st	1	430
7	1st	2	550
8	1st	2	550
9	1st	1	445
10	1st	1	475
11	1st	1	400
12	1st	1	410
13	1st	1	400
14	1st	1	425
15	1st	1	425
16	1st	1	430
17	1st	1	495

Plot	Storey	Beds	SqFt
18	2nd	1	390
19	2nd	1	430
20	2nd	1	410
21	2nd	1	390
22	2nd	1	430
23	2nd	1	430
24	2nd	2	550
25	2nd	2	500
26	2nd	1	445
27	2nd	1	475
28	2nd	1	400
29	2nd	1	410
30	2nd	1	400
31	2nd	1	425
32	2nd	1	425
33	2nd	1	430
34	2nd	1	495





## 30 x 1 Bedroom Apartment

£60,000

## 4 x 2 Bedroom Apartment

£70,000

## Total Purchase Price

£2,080,000

## Gross rental yield

10.1%

## Net rental yield

8.0%



Artist's impressions of the Hoyland project

## THE AREA.

Developer Resilienti has appointed two contractors to deliver the multi-million pound regeneration of Hoyland town centre, near Barnsley.

Wath Construction and Britcon will be handling building work on the £4.5m redevelopment project. Wath is currently re-developing the former car park off Southgate which will become the new Hoyland market site with 30 stalls, three kiosks, a disabled toilet, wash room and 26-space car park.

Lewis Monfredi, director at Wath Construction, said: "We are proud to be appointed as one of the principal contractors on an exciting local project that will regenerate the town and make a real difference to the community.

"The project is vital to the future of Hoyland and we look forward to creating a vibrant town centre for people to live and work."

Building and civil engineering firm Britcon has been appointed as contractor for building a new 12,000 sq ft supermarket, Boyes' new 6,000 sq ft department store on Market Street, a Ladbrokes betting shop and two other retail outlets.

Building work started in March 2017 on commercial units to the back of the Old Town Hall Development with top names including Costa Coffee, Ladbrokes and Boyes' committing to leases.

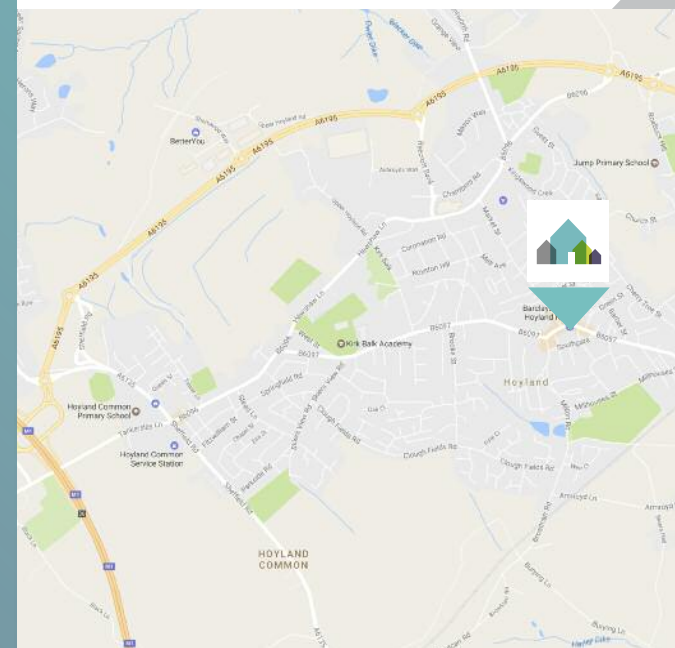
**Ladbrokes**



**BOYES**  
*for good value!*

Resilienti is working with Barnsley Council to bring new market, retail, car parking and jobs to the town. The project will also see Hoyland's run-down Town Hall transformed into modern residential and office space.

Kerrie Whiteley, managing director of Lincolnshire-based Resilienti, said: "Bringing these contractors on board represents a real step forward in our development plans for Hoyland. We look forward to working with them to realise the vision for a revitalised town centre."



# THE LOCAL AREA INFORMATION



**Barnsley Town Centre** 18 Minutes  
**Sheffield City Centre** 30 minutes  
**Wakefield City Centre** 30 minutes  
**Leeds City Centre** 39 Minutes



**Barnsley town Centre** 23 minutes  
**Sheffield City Centre** 28 minutes  
**Doncaster City Centre** 55 minutes  
**Leeds City Centre** 1hr 11 minutes



**Nearest Local Train station** Elsecar (10mins walk)  
**Nearest national Train Station** Sheffield (27 minutes by car).  
**By train to London** Sheffield – London: 2 hrs

**Map Coordinates:** 53°30'01.4"N 1°26'17.5"W

**Barnsley town centre** 4.5 miles



**Barnsley FC Stadium** 5 miles



**M1 Junction 36** 3.3 miles



## COMPARABLES FOR SALES

THIS ILLUSTRATES WHERE THE PROPERTY WILL FIT INTO PRICE WISE ON RE-SALE;

PURCHASE PRICE - 1 BED

£60,000



£77,000

This property is for sale and is similar size and spec as the property offered.

SEE ONLINE AT [RIGHTMOVE.CO.UK](https://www.rightmove.co.uk)



£74,000

This property is for sale and is similar size and spec as the property offered.

SEE ONLINE AT [RIGHTMOVE.CO.UK](https://www.rightmove.co.uk)



£70,000

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£70,000

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£65,000

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## COMPARABLES FOR SALES

THIS ILLUSTRATES WHERE THE PROPERTY WILL FIT INTO PRICE WISE ON RE-SALE;

PURCHASE PRICE - 2 BED

# £70,000



## £90,000

This property is for sale and is similar size and spec as the property offered.

SEE ONLINE AT [RIGHTMOVE.CO.UK](https://www.rightmove.co.uk)



## £85,000

This property is for sale and is similar size and spec as the property offered.

SEE ONLINE AT [RIGHTMOVE.CO.UK](https://www.rightmove.co.uk)



## £83,000

This property is for sale and is similar size and spec as the property offered.

SEE ONLINE AT [RIGHTMOVE.CO.UK](https://www.rightmove.co.uk)



## £80,000

This property is for sale and is similar size and spec as the property offered.

SEE ONLINE AT [RIGHTMOVE.CO.UK](https://www.rightmove.co.uk)



## £79,950

This property is for sale and is similar size and spec as the property offered.

SEE ONLINE AT [RIGHTMOVE.CO.UK](https://www.rightmove.co.uk)



## £75,000

This property is for sale and is similar size and spec as the property offered.

SEE ONLINE AT [RIGHTMOVE.CO.UK](https://www.rightmove.co.uk)



## COMPARABLES FOR LETTINGS

THIS ILLUSTRATES WHERE THE PROPERTY WILL FIT INTO PRICE WISE REGARDS TO LETTINGS;

ESTIMATED RENTAL - 1 BED

# £525pcm



## £575pcm

This is a 1 bedroom and is similar in size and spec to the property offered.

SEE ONLINE AT [RIGHTMOVE.CO.UK](https://www.rightmove.co.uk)



## £550pcm

This is a 1 bedroom and is similar in size and spec to the property offered.

SEE ONLINE AT [RIGHTMOVE.CO.UK](https://www.rightmove.co.uk)



## £560pcm

This is a 1 bedroom and is similar in size and spec to the property offered.

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## £542pcm

This is a 1 bedroom and is similar in size and spec to the property offered.

SEE ONLINE AT [RIGHTMOVE.CO.UK](https://www.rightmove.co.uk)



## £550pcm

This is a 1 bedroom and is similar in size and spec to the property offered.

SEE ONLINE AT [RIGHTMOVE.CO.UK](https://www.rightmove.co.uk)



## £535pcm

This is a 1 bedroom and is similar in size and spec to the property offered.

SEE ONLINE AT [RIGHTMOVE.CO.UK](https://www.rightmove.co.uk)



## COMPARABLES FOR LETTINGS

THIS ILLUSTRATES WHERE THE PROPERTY WILL FIT INTO PRICE WISE REGARDS TO LETTINGS;

ESTIMATED RENTAL - 2 BED

# £625pcm



## £695pcm

This is a 1 bedroom and is similar in size and spec to the property offered.

SEE ONLINE AT [RIGHTMOVE.CO.UK](https://www.rightmove.co.uk)



## £675pcm

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## £675pcm

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## £650pcm

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## £650pcm

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SEE ONLINE AT [RIGHTMOVE.CO.UK](https://www.rightmove.co.uk)



## £625pcm

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SEE ONLINE AT [RIGHTMOVE.CO.UK](https://www.rightmove.co.uk)



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\*Disclaimer: The service charge advertised is only an estimate of service charge and is not an exact figure of the service charge applicable for the property or the building and is subject to a formal valuation by a Managing Agent. The Managing Agent will then provide a more accurate service charge budget for the whole of the building which may include any works required. Service charge is also reviewed twice a year and could be subject to increase in accordance with the term of the Lease for the property. The estimate therefore cannot be relied upon.