

## LAND

5 Church Hill, Royston, Barnsley, South Yorkshire, S71 4NQ

£300,000 in excess of

- ▶ 0.234 Acres (950 sqm)
- ▶ Excellent Position on Church Hill close to village centre amenities
- ▶ Planning Permission granted for 3 detached houses (Reference 2020/0540)

## LOCATION

Barnsley has an urban population of approximately 230,000 people and is situated in South Yorkshire approximately 16 miles north of Sheffield and 23 miles south of Leeds. The town is well served by the motorway network with J37 of the M1 situated approximately 1.5 miles to the west via the A628 Dodworth Road.

The village of Royston is situated approximately 3 miles north of Barnsley Town Centre and has a residential population of approximately 10,728 people. The site is located on Church Hill close to the junction with Royston Lane and Church Street.

## DESCRIPTION

The site extends to a total of approximately 0.234 acres (950 sqm) with a south facing sloping aspect. Planning permission has been granted for the erection of three detached dwellings and associated works. (Planning permission reference:2020/0540 / Dated 24th June 2021)

## ACCOMMODATION

Area	SQ M	SQ FT
Site Area	950	10,225.8
<b>Total</b>	<b>950</b>	<b>10225.80</b>

## VAT

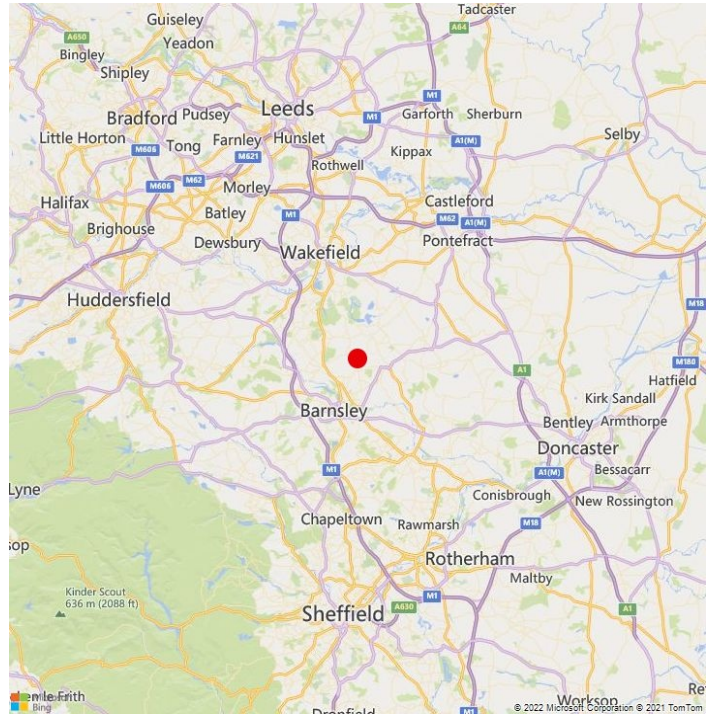
N/A

## TERMS

Freehold

## SALE

£300,000 in excess of



## LEGAL COSTS

Each party are to bear their own costs.

## EPC

N/A

## VIEWING AND FURTHER INFORMATION

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