

TO LET / FOR SALE

DESIGN & BUILD INDUSTRIAL LOGISTICS OPPORTUNITIES

Up to 210,000 sq ft

LAND SALE ALSO AVAILABLE

14.18 acres (5.74 ha)

J37 A1(M) / J36 M1

LITTLE HOUGHTON, BARNSELY
BARNSELY S72 0HR



14.175 acres (gross) of industrial land

Build to Suit units up to 210,000 sq ft

Outline planning permission in place for Class E / B2 and B8 uses

Land sale also considered

The Site

Formerly part of the Houghton Main Colliery, the site fronts directly on to Park Spring Road. A proposed new access will open up the site directly from the highway.

The site is a proven industrial and logistics location, with access to both the M1 and A1(M). ASOS distribution centre is located immediately adjacent to the site.

Planning

The site benefits from outline planning permission (reference 2021/1282) for the erection of circa 206,100 sq ft (19,147 sq m) of flexible employment space, Class E, B2 and B8, including ancillary car parking and landscaping.

The site is suitable for a variety of layouts, including a single or multi-unit scheme, as shown in the illustrative site plans.

Illustrative site plans

OPTION 1



Terms

The site is available to accommodate build to suit requirements on a sale or lease basis.

The site is also available for sale as 14.18 acres (5.74 ha) of land.

Data Room

Access to a data room is available upon request.

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

Anti Money Laundering

The purchaser will be required to satisfy AML requirements.



OUTLINE PLANNING CONSENT



LIGHT INDUSTRIAL
& EMPLOYMENT



LOGISTICS &
DISTRIBUTION

Location

The site is situated within the Dearne Valley area of Barnsley, 5 miles east of Barnsley town centre and 8 miles north of Junction 36 of the M1 motorway.

The site is currently accessed from Middlecliffe Lane, through the village of Little Houghton. A new access is proposed from Park Spring Road (A6195), which links to the Dearne Valley Parkway in the south, with Grimethorpe in the north.

Strategically located between the M1 at Junction 37 and 36, the site also benefits from easy access to the A1(M) at Junction 37, as well as the M62 and M18.

The surrounding area is an established commercial location with occupiers including ASOS, Symphony, Ultima, Countrywide Healthcare, Aldi and Portwest.

HGV drive times

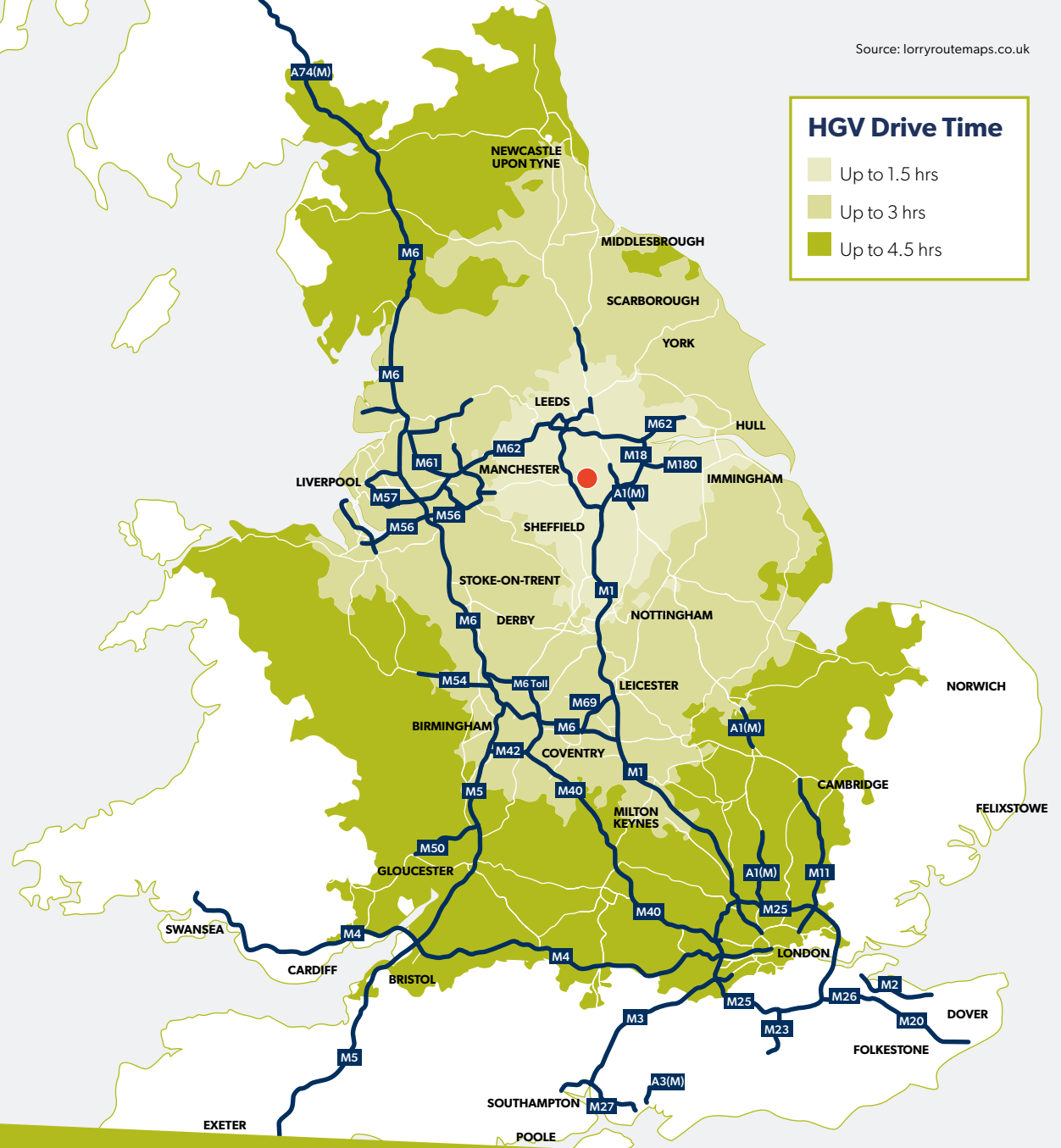
Drive times	Distance	Journey
M1 J36	8 miles	13 mins
A1(M) J37	8 miles	13 mins
Barnsley	8 miles	17 mins
Rotherham	10 miles	21 mins
Doncaster	11 miles	21 mins
Wakefield	15 miles	31 mins
Sheffield	18 miles	33 mins
Leeds	33 miles	44 mins
London	173 miles	3 hrs 32 mins

Demographics

 **38.2 MILLION**
CONSUMERS WITHIN
270 MINUTES BY HGV

 **22.5 MILLION**
CONSUMERS WITHIN
180 MINUTES BY HGV

 **5.5 MILLION**
CONSUMERS WITHIN
90 MINUTES BY HGV





Houghton Main, Park Spring Road, Little Houghton, Barnsley, S72 0HR

What3Words // diamonds.skies.views

Local occupiers include

- 1 GXO Logistics/ASOS
- 2 Leggett & Platt
- 3 Symphony Group PLC
- 4 Aldi
- 5 DHL
- 6 Argos



ABOUT HARWORTH GROUP

Harworth Group plc is one of the leading land and property regeneration companies in the UK, owning and managing approximately 13,000 acres on around 100 sites in the North of England and the Midlands.

We create sustainable places where people want to live and work, delivering thousands of new jobs and homes in the regions.

Our flagship sites, such as Waverley in Rotherham and Logistics North in Bolton, are of national economic significance and are at the forefront of regeneration in the UK.

For more information visit harworthgroup.com

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