

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.

OUTLINE PLANNING CONSENT



LIGHT INDUSTRIAL
& EMPLOYMENT



LOGISTICS &
DISTRIBUTION

Illustrative site plans

OPTION 1



OPTION 2



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.

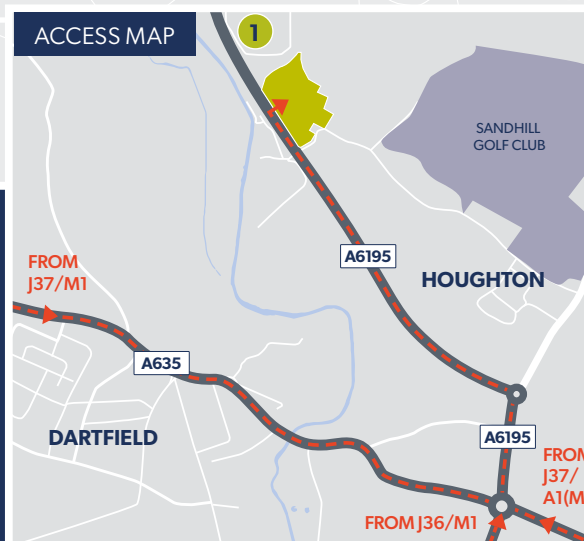


Houghton Main, Park Spring Road, Little Houghton, Barnsley, S72 OHR

What3Words // diamonds.skies.views

Local occupiers include

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