



**£390,000**

**Former Allotment Gardens, Carlton, S71**

**Bedrooms : 0**

**Bathrooms : 0**

**Reception Rooms : 0**

Movenowproeprties are delighted to offer this land for sale in Carlton, Barnsley (S71 3FF) with outline planning permission for 5 detached homes (Planning Ref: 2024/0168). The site includes a Section 106 agreement with Barnsley Council—full planning and legal details are available online. Carlton is a well-connected residential area near Barnsley town centre, with good access to local schools, shops, and the M1 motorway. The area is undergoing wider development, making this a strong opportunity for residential investment.

Outline planning permission granted for 5 detached dwellings, with all other matters reserved. The application is registered as Barnsley Council planning reference 2024/0168 (supported by a Section 106 legal agreement) — full documentation is accessible via Planning Explorer. Interested parties should review access, layout, infrastructure contributions, and legal obligations before proceeding

**Local Area**

Carlton is a suburban locality within the Royston area of Barnsley, approximately 3 miles northeast of Barnsley town centre. It's well-served by local shops, a secondary school, and amenities in adjacent communities like Royston

Residents benefit from good transport links: M1 motorway junctions 37/38 are within 5-6 miles, and Barnsley railway station offers frequent services to Leeds, Sheffield, Huddersfield, and Nottingham

**Key Considerations for Prospective Buyers**

Planning & Legal Obligations: Full documentation (including the Section 106 agreement) is available via Barnsley Council's Planning Explorer. Make sure to review obligations around highways, drainage, ecological mitigation, and affordable housing contributions.

**Local Services & Transport:** Accessibility to major roads (M1) and rail links supports.



## **Viewings**

For further information or to arrange a viewing please contact our offices directly.

## **Free valuations**

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

## **DISCLAIMER:**

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

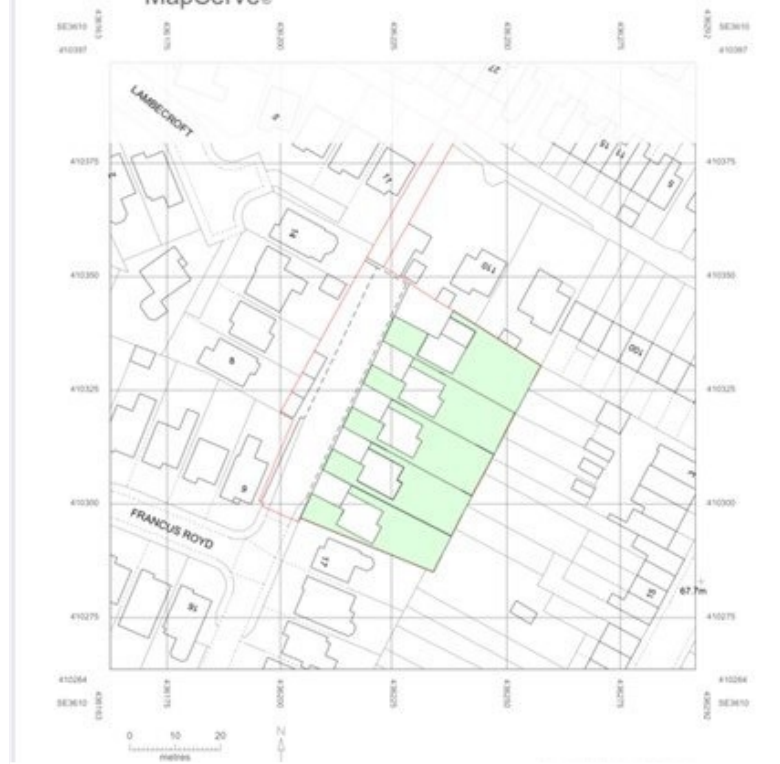
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**Coming soon**