



## Farrand Street

Birdwell, Barnsley, S70 5UH

£80,000



The site measures approximately 676m<sup>2</sup> in area, is rectangular in shape and topographically flat. It sits to the south east of the access road serving the rear of the terraced properties forming Farrand Street which themselves are situated to the west of the site. Meanwhile the rear garden areas of the terraced properties fronting Wentworth Street are positioned to the north of the site where bin storage areas are located along the shared boundary. The site has a relatively small frontage onto Farrand Street which itself is a narrow adopted highway. The surrounding area is entirely residential with retirement bungalows located further south on Rockingham Close with a new development of detached and semi-detached properties being erected further east. The properties on Farrand Street are also served by Victoria Crescent which is located to the south.

The site's ground conditions are a mixture of grass and hardcore surrounded by 1.8m high boundary fencing. A larger piece of land, approximately 676sqm in area, is sandwiched between the proposal site and the newly developed site to the east forming Wentworth Close.

VIEWINGS STRICTLY BY APPOINTMENTS ONLY PLEASE DO NOT VISIT THE SITE WITHOUT BOOKING



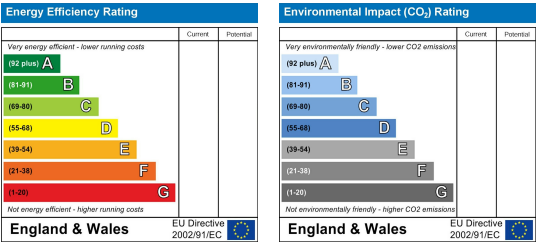
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.