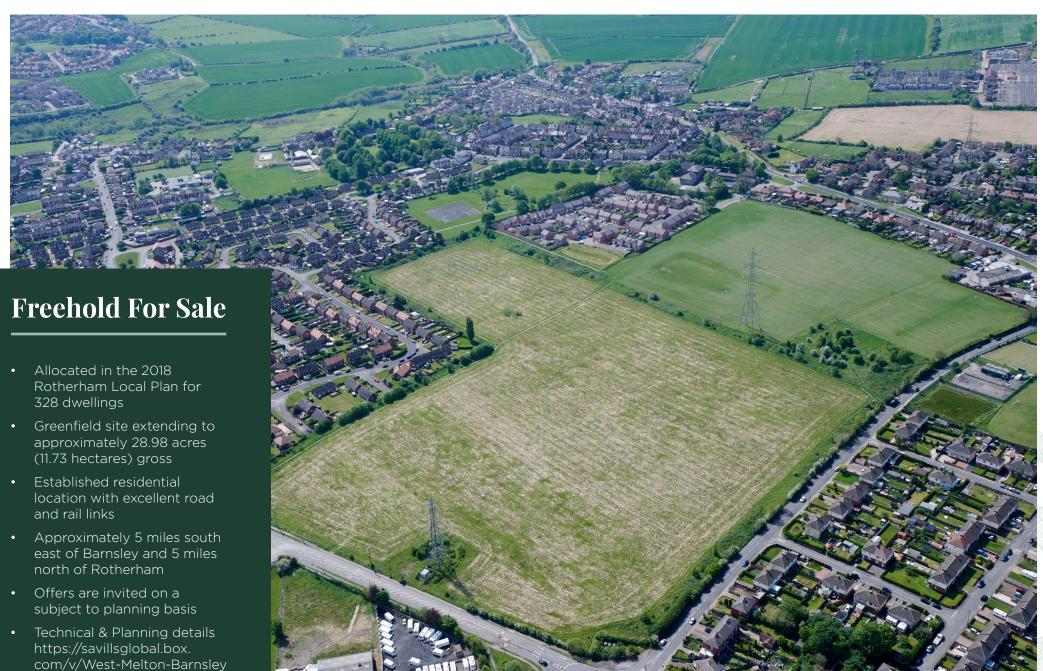


RESIDENTIAL DEVELOPMENT OPPORTUNITY

Barnsley Road

WEST MELTON, BARNSLEY, S73 OXX

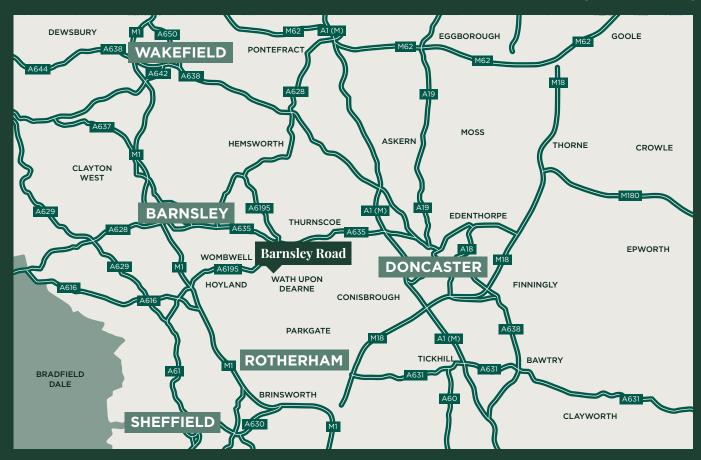




Location

The subject site is located within the South Yorkshire village of West Melton to the south of Barnsley Road and east of Pontefract Road. This is an established residential location with a wide range of local services and amenities within easy reach, including, shops, pubs and restaurants. RSPB Dearne Valley Old Moor wetlands nature reserve is located within half a mile north of the site, offering 220 acres of protected and managed ecological environment. There are two infant and two primary schools within 1 mile of the site, including the Outstanding Ofsted rated Brampton Ellis C of E Primary School. There are a number of secondary and VI Form collages within a 3 mile radius.

The site is approximately 5 miles south east of Barnsley and 5 miles north of Rotherham, enjoying excellent road links to junction 36 of the M1, via the A6195 and to junction 37 of the A1 (M) via the A635. Wombwell Railway Station is approximately 2.5 miles to the west and to Bolton Upon Dearne railway station is approximately 3 miles to the east, providing regular services to Sheffield, Huddersfield and Leeds. The site itself can be accessed via Barnsley Road and Pontefract Road.



Description

The greenfield site of arable farmland comprises a gross area of approximately 28.98 acres (11.73 hectares). The site is arranged in a broadly 'L' shape, with a main square area fronting on to Barnsley Road and Pontefract Road, together with a smaller rectangular area to the south.

To the western, southern and eastern boundaries there is established residential development, predominantly from the post war period onwards. There are also playing fields to the southern boundary, immediately adjacent to the subject site. There are a small number of light industrial occupiers across Barnsley Road to the north.

Overhead High Voltage electricity cables cut across the centre of the site, trending in a northeast-southwest direction, with a pylon and associated electrical substation adjacent to the northern site boundary. The site's topography is relatively flat across the site.

Planning

The development site was recently allocated in the 2018 Rotherham Sites & Policies Document for 328 dwellings – Reference H98 / LDF0263.

Technical Information

The client has instructed a range of technical reports on the site, including a Phase II Ground Report and Topographical survey. All planning and technical information, is available to interested parties through a data room via our dedicated website https://savillsglobal.box.com/v/West-Melton-Barnsley

Existing Wayleaves, Easements and Rights of Way

The site is to be sold subject to and with the benefit or burden of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

The Vendor reserves the right to any compensation that may arise following negotiations with utility providers.

Method of Sale

The site is for sale freehold with vacant possession on completion. Offers are invited on a subject to planning basis. The deadline for offers is noon on the 27th September 2019, to be submitted to 'Matthew Jones' addressed to the 'Development Department, Savills, Ground Floor, City Point, 29 King Street, Leeds, LS1 2HL' / mjones@savills.com.

VAT

The vendor reserves the right to charge VAT.

Viewing

Viewing of the site is strictly by appointment and can be arranged via Savills. Should you wish to make an appointment, please contact:

Joshua Franklin:

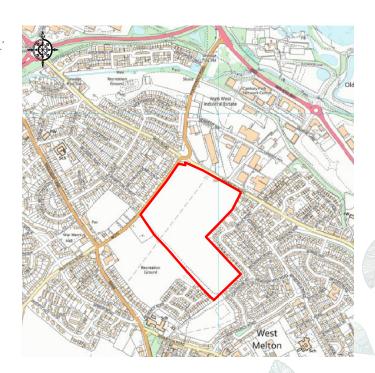
jfranklin@savills.com 0113 220 1258

Matthew Jones:

mjones@savills.com 0113 220 1255

Further Information

The below red line plan is illustrative of the sale area and must be treated strictly as indicative.



Important Notice

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or other wise.

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