



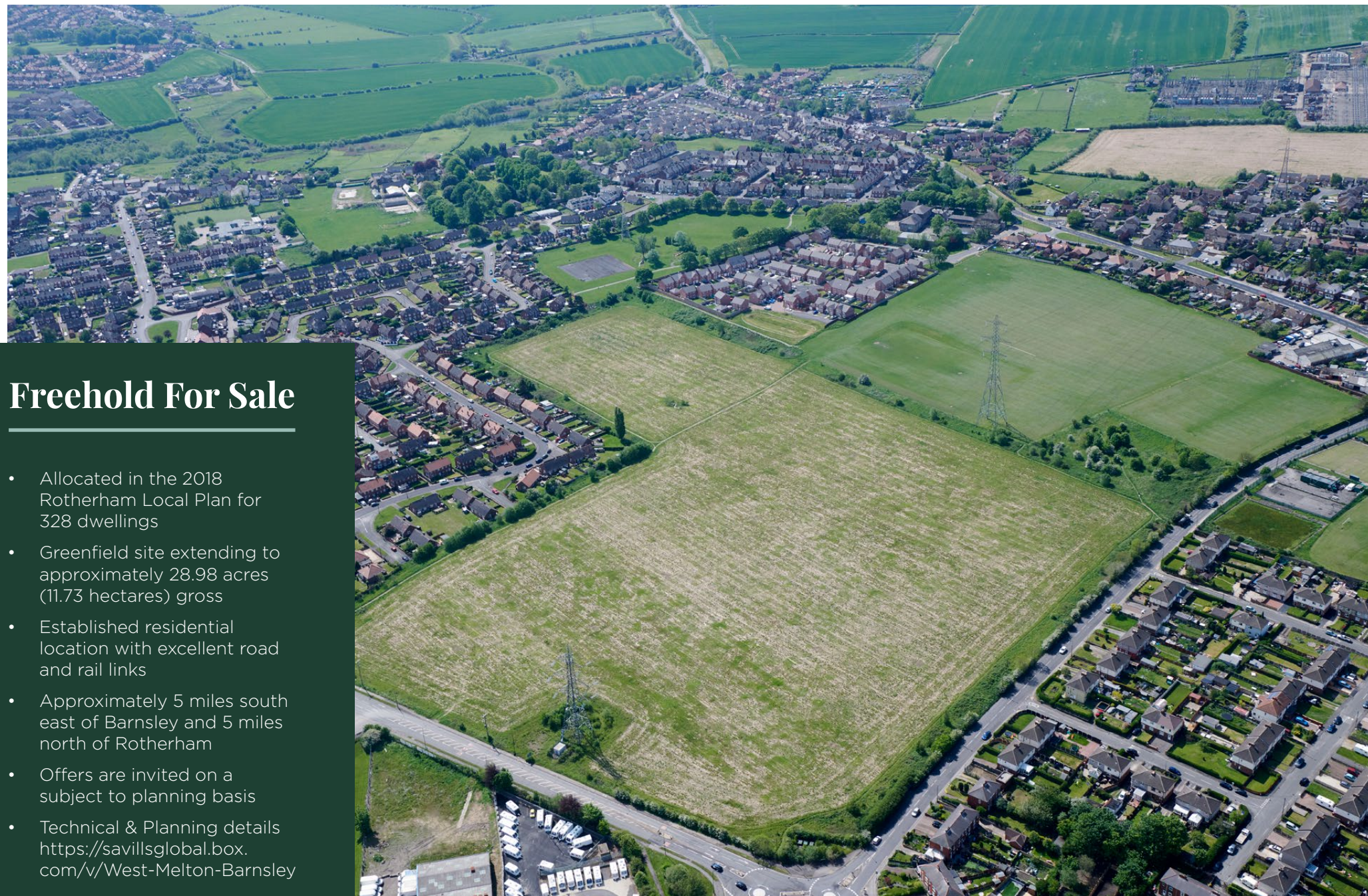
RESIDENTIAL
DEVELOPMENT
OPPORTUNITY

Barnsley Road

WEST MELTON,
BARNSELY, S73 0XX



FITZWILLIAM WENTWORTH



Freehold For Sale

- Allocated in the 2018 Rotherham Local Plan for 328 dwellings
- Greenfield site extending to approximately 28.98 acres (11.73 hectares) gross
- Established residential location with excellent road and rail links
- Approximately 5 miles south east of Barnsley and 5 miles north of Rotherham
- Offers are invited on a subject to planning basis
- Technical & Planning details <https://savillsglobal.box.com/v/West-Melton-Barnsley>

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.

Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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 otherwise.

Designed and Produced by Savills Commercial Marketing: 020 7499 8644

July 2019

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

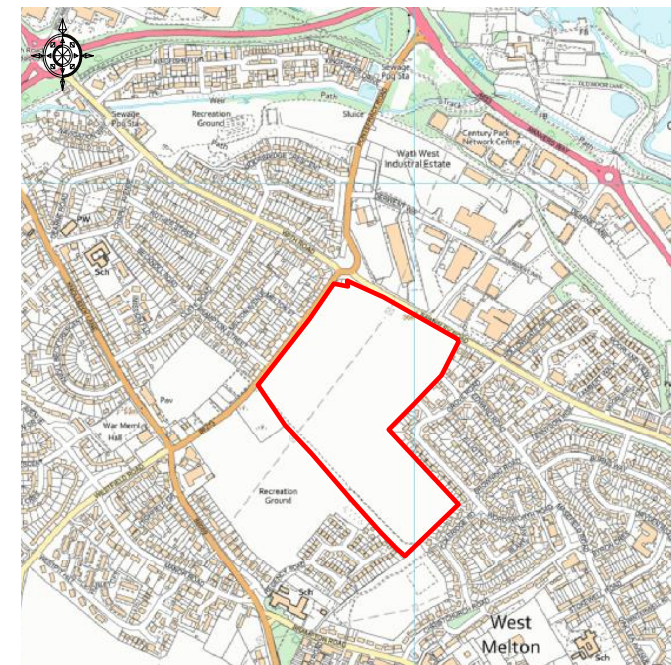
Viewing of the site is strictly by appointment and can be arranged via Savills. Should you wish to make an appointment, please contact:

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.



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