

# LAND AT SMITHY WOOD LANE, DODWORTH

Barnsley, S75 3QW



## Key Highlights

- Greenfield site
- Approx. 13.79 acres split into 2 parcels
- Allocated for residential development in the Barnsley Local Plan
- Identified total yield in the region of 180 dwellings
- Technical information available on data room.
- Freehold for sale by informal tender.
- Offers sought by Midday on 4<sup>th</sup> November 2020

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Smaller parcel looking southwards



Larger parcel looking south-westwards

### Location

Dodworth is situated within the Metropolitan Borough of Barnsley, South Yorkshire, some 3 miles to the west of Barnsley's town centre, and approximately 23 miles to the south of Leeds and approximately 16 miles north of Sheffield.

The site benefits from excellent road communications with Junction 37 of the M1 being just 1.5 miles away, linking with the national motorway network north and south. Dodworth has a good range of services and amenities, including two primary schools, a medical centre, several restaurants and a Co-Op food store.

Dodworth Railway Station is approximately 1 mile to the north of the subject, which provides regular services to Barnsley, Sheffield and Huddersfield with onwards changes to wider regional and national destinations. There are also a number of bus routes running through the area providing access to Barnsley and the surrounding local area.

### Description

The site is situated off Smithy Wood Lane and Calver Close, to the south of Dodworth. The site comprises of two neighbouring parcels, the larger of which is to the east of Smithy Wood Lane, comprising approximately 11.09 acres / 4.49 hectares. The smaller site is located to the west of Smithy Wood Lane and comprises in the region of 2.72 acres / 1.10 hectares. The combined area is therefore 13.79 acres / 5.58 hectares. Existing residential development and public open space borders the site to the north, with open countryside to the south.

Smithy Wood Lane turns into a public bridleway that links with a former railway public footpath to the south. There are expansive rural views southwards from the site, which are enhanced by a gentle slope southwards. The site is presently greenfield, being used for arable farming. The village centre is within half a mile northwards, thus providing a rural and urban setting, combining excellent access to the surrounding countryside as well as the village amenities.



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## Planning

The Barnsley Local Plan was adopted on the 3<sup>rd</sup> January 2019 and both of the subject sites have been identified as allocated sites that are suitable for future residential development:

### Site HS9 – Land east of Smithy Wood Lane (11.09 acres / 4.49 hectares):

- Indicative development area for 144 dwellings;
- Site noted as having possible ecological sensitivity with the adjoining enhanced public access route along the former railway line
- Any development proposal to retain ecological and amenity features including hedgerows, tree belt etc.

### Site HS15 – Land west of Smithy Wood Lane (2.72 acres / 1.10 hectares)

- Indicative development potential for 36 dwellings
- No further stated restrictions or considerations

Both sites are classified within the development context of Urban Barnsley with the local authority setting a development density of 40 housing units per hectare (12 units per acre) and subject to the following additional policy considerations:

H6: Housing Mix - Any proposal is to provide an appropriate range of new housing units by reference to size, appearance, layout etc. in order to create a development of mixed structure and appeal (and to avoid undue uniformity)

H7: Affordable Housing - Any development proposal in excess of 15 dwellings must provide a minimum of 30% Affordable Housing in accordance with adopted policy.

## Technical Information

All planning and technical information is available to interested parties through a data room at <https://savillsglobal.box.com/v/Dodworth-2020>

A summary of the technical information is available as follows:

- Topographical Survey
- Phase I & Phase II Ground Report
- Report on Title

## Tenure

The site is for sale freehold with vacant possession on completion.

## Existing Wayleaves, Easements and Rights of Way

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

## VAT

The vendor reserves the right to charge VAT.

## Method of Sale

The site is offered for sale by informal tender. All existing reports will be assignable. The deadline for offers is Midday on 4<sup>th</sup> November 2020 and offers should be submitted to Joshua Franklin at [jfranklin@savills.com](mailto:jfranklin@savills.com) Offers must be submitted with Savills Offer Pro-forma and a proposed site layout.

## Viewing

The site can be viewed from the site boundary at Smithy Wood Lane. Should you wish to walk the internal boundaries, then please contact the agents in the first instance.





Site

**PromapV2**  
 LANDMARK INFORMATION

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 Plotted Scale - 1:40000. Paper Size - A4

Not to scale

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