



PANTERA
PROPERTY

FOR SALE



185-189 Sheffield Road, Barnsley, S70 4DE

Substantial redevelopment opportunity subject to planning permission situated in a prominent corner position



HIGHLIGHTS

- Substantial site with two separate buildings
- Freehold interest - Land Registry Title Number SYK506417)
- Approx. 5,648 sq. ft of accomodation
- Flexible layout suitable for a variety of uses
- Site area of 0.213 acres
- Detached main building with extensive accommodation
- Additional three-storey end-of-terrace building
- Off-street parking for multiple vehicles
- Private rear yard
- Potential for residential, commercial, or mixed-use occupation (subject to any necessary consents)

GUIDE PRICE OF £325,000

FREEHOLD

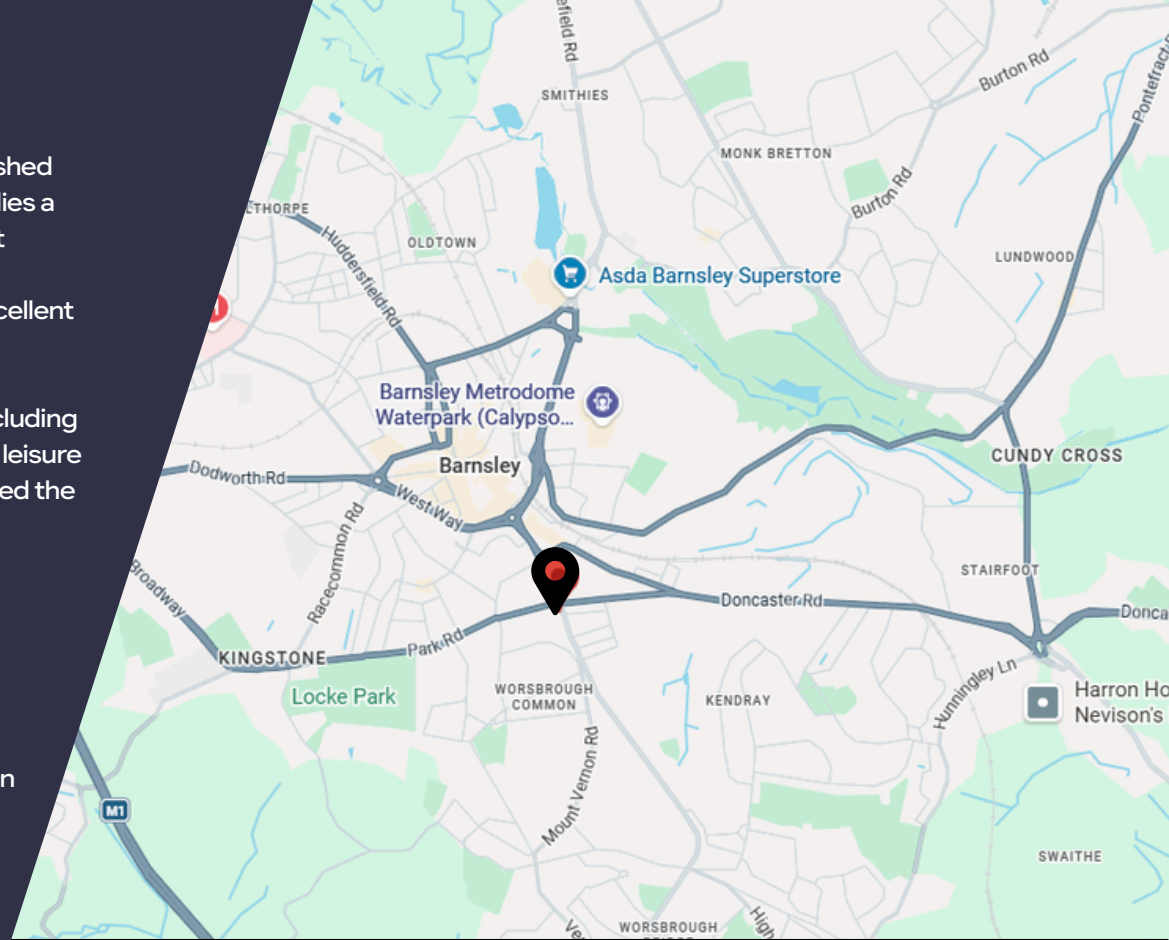
LOCATION

The property is prominently situated on Sheffield Road, a well-established arterial route providing direct access into Barnsley town centre, which lies a short distance to the north. The location benefits from strong transport connectivity, with convenient links to the wider regional road network including the A61 and M1 motorway (Junctions 36 and 37), offering excellent access to Sheffield, Leeds, and surrounding South Yorkshire towns.

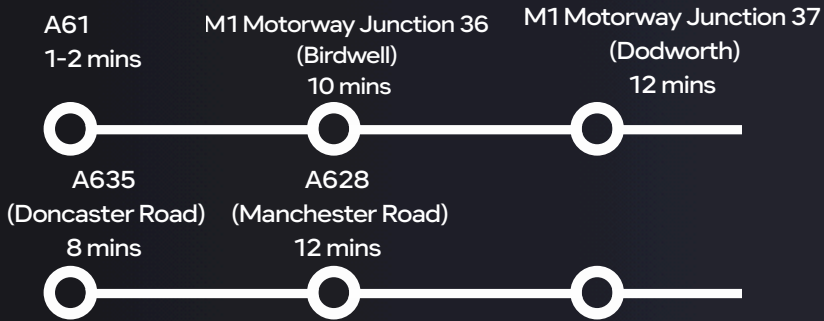
Barnsley town centre provides a comprehensive range of amenities including retail facilities, supermarkets, cafés, restaurants, banking services, and leisure amenities. The nearby Glass Works redevelopment has further enhanced the town's retail and leisure offer.

The area is characterised by a mix of residential, commercial, and light industrial uses, making it a popular and versatile location for a range of occupiers. Public transport links are strong, with regular bus services operating along Sheffield Road and Barnsley Interchange providing rail connections to regional and national destinations.

Overall, the location offers a convenient and accessible setting within an established mixed-use corridor, suitable for a variety of commercial or residential-led uses, subject to the necessary consents.



ROAD CONNECTIONS



RAIL & AIR LINKS



PROPERTY OVERVIEW

Opportunity to acquire a substantial site comprising an interconnected buildings offering highly versatile accommodation, extensive internal space, off-street parking, and a private rear yard. A further end of terraced building. also provides accommodation over three floors. Extending to approximately 5,648 sq. ft (524.69 sq. m), the property presents a range of potential uses, subject to any necessary consents.



Tenure

Freehold Land Registry Title Number -
SYK506417)



DESCRIPTION

Positioned to the northern part of the site, the principle detached building, arranged over three floors and currently configured as two interconnected units. The accommodation includes:

- Nine well-proportioned rooms suitable for use as bedrooms, offices, consulting rooms, studios, or additional reception space
- Two fitted kitchens
- Two reception rooms
- Five WC facilities
- Off-street parking for multiple vehicles
- Enclosed rear yard area

Located to the southern section of the site, the second building comprises an end-of-terrace property arranged over three floors, offering further versatile accommodation including:

- Three reception rooms at ground floor level
- Five separate rooms across the first and second floors, ideal as bedrooms, offices, or ancillary accommodation
- One kitchen
- Additional utility and storage areas





DENSIN COURT

HOLLIS STREET

PH

CEMETERY ROAD

Barnley Youth Development Association

Surgey

Surgey

SYK508432

TUBEL STREET

Depot

... Street



STAFF ENTRANCE

bc3
BARNSEY
COMMUNITY
BUILD
EST 2001



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DISCLAIMER

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These particulars are intended only as a guide and must not be relied upon as statements of fact.

Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive.

Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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