



HUNTERS[®]

HERE TO GET *you* THERE

87 Grange Lane, Barnsley, S71 5QF

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Offers In The Region Of £97,000

Prime Building Plot For Sale – Planning Permission Approved!
Opportunity to Build a Stunning 3-Bedroom Detached Dormer Bungalow
Barnsley | Sought-After Location | Excellent Transport Links

Property Overview:

We are delighted to offer a rare opportunity to purchase a generously sized building plot with full approved planning permission to construct a spacious and modern 3-bedroom detached Dormer bungalow. Situated in a highly desirable and established residential area, this plot is ideal for developers or self-build enthusiasts seeking a bespoke home in a prime Barnsley location.

Proposed Accommodation Includes:

- Three Bedrooms – Comfortably sized
- Two Modern Bathrooms – One family bathroom and an en-suite
- Spacious Lounge – Ideal for relaxing and entertaining
- Large Open-Plan Kitchen/Dining Room – The heart of the home, perfect for family life
- Private Outdoor Space – Plenty of room for a garden, driveway, and potential garage

Location Highlights:

- Excellent Connectivity – Major motorway links, making commuting across South Yorkshire and beyond easy
- Close to Amenities – Local shops, supermarkets, and services within easy reach
- School Catchment – Primary and secondary schools nearby
- Convenient Transport Links – Reliable bus routes and proximity to Barnsley Interchange
- Easy Access to Barnsley Town Centre – Offering shopping, dining, and leisure facilities

Plot Features:

Full planning permission granted (details available upon request)

Flat, well-proportioned site – Ideal for building

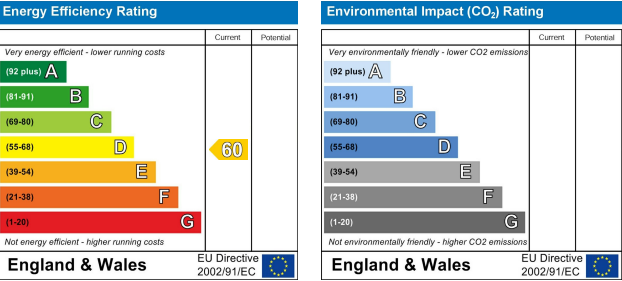
Peaceful yet well-connected setting

Great potential for capital growth and personalisation

Don't Miss Out!

This is a fantastic chance to create a dream home in a thriving area with excellent infrastructure and community amenities. Whether you're an investor or planning your forever home, this building plot combines location, lifestyle, and long-term value.

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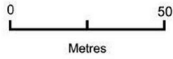
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	60	
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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