

fg auctions

36 Hoyland Road,

Hoyland Common, Barnsley, S74 0PB

Freehold

Former Funeral Home
With Residential Uppers

2,565 Sq.ft (220 Sq.m)



**For Sale by Online Auction
Redevelopment Opportunity**



Key information

- Great Roadside Prominence
- Potential Refurbishment Opportunity
- Excellent Road Links

36 Hoyland Road, Barnsley

2,565 Sq.ft 220 Sq.m)

Description

The mid terraced property comprises of a former funeral director's on the ground floor with a vacant first floor. The property is of brick construction with stonework frontage, under a pitched roof and flat roof to the rear extension.

Internally, the ground floor comprises of reception area, office space, family meeting room, chapels of rest, kitchen and storage space. The space has been recently decorated throughout and is fitted

with plaster painted walls, carpet and laminate flooring and LED spotlights.

The first floor has very limited access from the ground floor kitchen. Access to the staircase in the kitchen is currently via a whole cut into the breeze block wall separating the kitchen and access point. Having said that, we did manage to gain access to the first floor.

This floor comprises two large open plan rooms, The area has been left vacant for a substantial period of time and isn't currently fitted with any services including lighting or electricity/gas. Substantial works including roof works will be required

for the property to be habitable to the first floor.

The first floor is completed stripped out with exposed brick and smashed windows.

Externally, there is a yard to the rear of the property which is currently used for car parking. There are rights of access to residential properties on both sides of the building.

****For sale by online auction (subject to sale prior, reserve and conditions)****

Accommodation

The property has been measured IPMS 3 on the ground floor and Gross Internal Area on the first floor, and comprises of the following approximate measurements

Description	Sq.ft	Sq.m
Ground Floor	1,423	132.22
First Floor	1,142	106.13
Table footer	2,565	238.35

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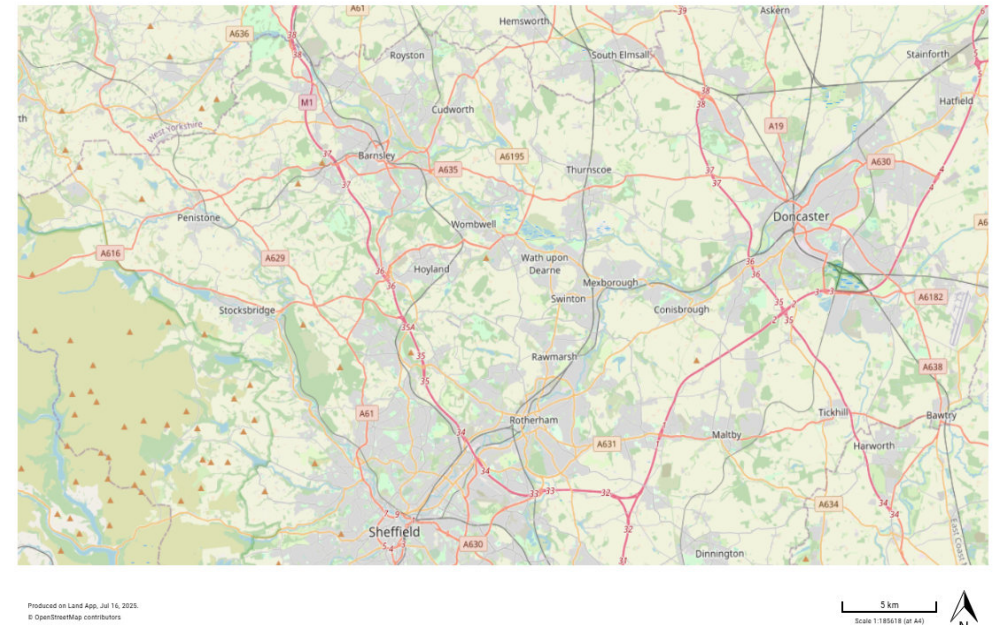


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Location

The property is located in Hoyland, Barnsley, South Yorkshire and has a population of approximately 11,852 people. The Property is located on Hoyland Road, the main route, connecting Hoyland to the Motorway network. The local area is primarily made up of residential properties with local amenities on the main road including Co-Op, drinking establishment, and barbers

The property lies a short distance from several motorways, for wider UK access, including the M1 motorway, 0.6 miles west of the property. Hoyland is located approximately 6.5 miles south of Barnsley town centre, 11.4 miles north of Sheffield and 16 miles west of Doncaster.



Locations

Location 1: Barnsley- 6.5 miles

Location 2: Sheffield - 11.4 Miles

Location 3: Doncaster - 16 miles

Nearest station

Station: Chapeltown - 3.1 miles

Nearest airport

Airport: Manchester - 42.4 miles

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Barnsley S74 0PB

Further information

Important Notices

This property is available for sale by online auction. Interested buyers will need to register in advance and complete an ID verification before being able to place a bid. There is no charge for registering. Buyers should allow sufficient time to complete this process before the time period expires. Full details can be found on Fisher German's online auction page www.fishergerman.co.uk/current-auctions.

Asking Price

For sale by online auction (subject to sale prior, reserve and conditions).

Legal Pack

A legal pack and any special conditions will be available on Fisher German's online auction page and interested parties will need to register before accessing the legal documents. It is the responsibility of a prospective buyer to make all necessary enquiries prior to the auction.

Condition of sale

The property will, unless previously withdrawn, be sold subject to common auction conditions and special conditions of each sale may be found in the legal documents section of the Fisher German online auction page. Each buyer shall be deemed to have

notice of each condition and all the terms thereof and to bid on those terms whether they shall have inspected the said conditions or not.

The buyer shall not use or permit the lot to be used for the purposes of a funeral directors or a monumental masons or any associated, or ancillary trades relating to the provisions of funerals.

Completion

Completion will take place 20 working days after exchange of contracts, unless otherwise varied and specified in the legal pack.

Fees

The purchase of this property is subject to a combined buyer and admin fee of £5,760 including VAT as stated on the auction listing.

Tenure

Freehold.

Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

The EPC rating is D (81).

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.



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