

FORMER OAKWELL BREWERY, PONTEFRACT ROAD, BARNSLEY, S71 1EZ

46 ACRE FREEHOLD OPPORTUNITY INCLUDING C.11.5 ACRES OF PREVIOUSLY DEVELOPED LAND
POTENTIAL FOR RESIDENTIAL OR COMMERCIAL DEVELOPMENT (S.T.P.P)

OPPORTUNITY SUMMARY

SUBSTANTIAL FREEHOLD DEVELOPMENT OPPORTUNITY ON THE EDGE OF BARNSLEY TOWN CENTRE

- Freehold site extending to approximately **46.3 acres (18.7 hectares).**
- Includes the previously developed former Oakwell Brewery, which has remained vacant following demolition of the brewery buildings in 2013.
- PRC has prepared indicative residential and commercial development concepts focused on **c. 11.5 acres of previously developed land**.
- Indicative residential concept provides a total of **145 dwellings**, comprising 105 houses and 40 apartments.
- Indicative commercial concept provides 13 units totalling approximately **227,200 sq. ft. GIA**.
- Prominent frontage to the A628 Pontefract Road with **Barnsley town centre approximately 1 mile away**.
- Offers invited for the freehold interest, with **unconditional and subject-to-planning proposals** considered.



SITE DESCRIPTION

EXISTING SITE

The site extends to approximately 46.3 acres (18.7 hectares) and occupies a prominent position on the north-west side of Pontefract Road.

The southern part comprises the former Oakwell Brewery site. The brewery buildings were demolished in November 2013, with areas of hardstanding, former internal roads and access infrastructure remaining. The wider northern land comprises predominantly undeveloped open land.

The site is bounded by Pontefract Road, Oakwell Stadium and associated facilities, together with a mixture of residential, commercial and open land.

TENURE

The site is held Freehold under title numbers SYK345663 and SYK378818. The title registers and plans are available within the marketing data room.

DATA ROOM

A data room has been prepared with legal, technical and planning documents. Access to the data room is available at the link in the Further Information section of the brochure.

SITE PLAN



LOCATION AND CONNECTIVITY

LOCATION

The Site is located on the northeastern edge of Barnsley, South Yorkshire, fronting Pontefract Road (A628). Barnsley town centre lies approximately 1 mile to the west of the site.

The Site adjoins established residential development to the south and west, and the majority of the surrounding area is residential, predominantly traditional terraced and semi-detached dwellings. To the north-east lies the Dearne Valley Park.

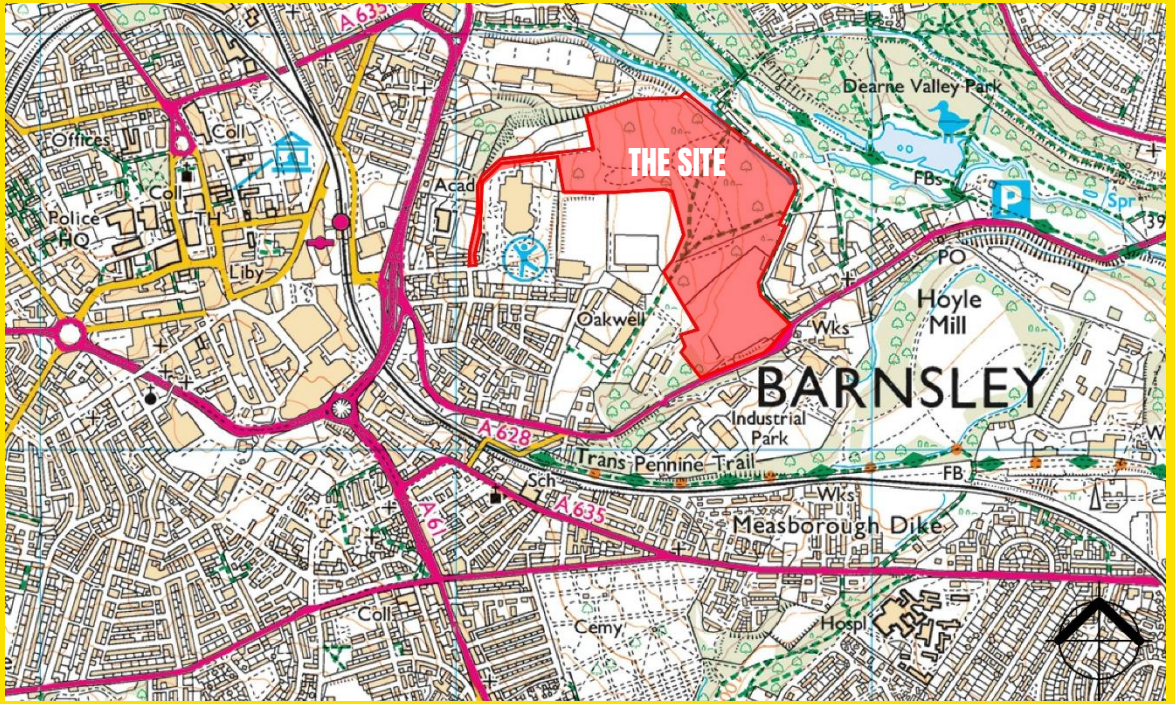
There is a range of amenities nearby, including supermarkets, local retailers, primary and secondary schools, healthcare facilities and leisure provision. Within a short distance of the site is the town centre offering and the Alhambra Shopping Centre.

CONNECTIVITY

Barnsley benefits from strong regional connectivity, with the Site situated on the A628 providing direct access to Barnsley town centre and to Junction 37 of the M1 approximately 2.5 miles to the west, giving links to Leeds, Sheffield and the wider motorway network.

The town is served by Barnsley Interchange, a combined rail and bus station approximately 0.8 miles from the Site, offering direct services to Leeds, Sheffield, Wakefield and Huddersfield.

LOCATION PLAN



JOURNEY TIMES FROM BARNSLEY INTERCHANGE

LEEDS	34 MINUTES
SHEFFIELD	23 MINUTES
WAKEFIELD	19 MINUTES

PLANNING AND DEVELOPMENT

PLANNING HISTORY

Outline planning permission was historically granted for the wider Oakwell Regeneration Scheme in 1993, with reserved matters subsequently approved in 1997. The information reviewed does not demonstrate implementation of those permissions.

The southern area of the site comprises the site of the former Oakwell Brewery, which was demolished in 2013 following grant of prior approval.

PLANNING DESIGNATIONS

The site falls within the jurisdiction of Barnsley Metropolitan Borough Council with the adopted development plan comprising the January 2019 Local Plan.

Within the adopted Local Plan, the site is located within the Settlement boundary and within an area defined as Urban Fabric. Large sections of the northern parcel of land are designated as Green Space within the adopted Local Plan. The site and surrounding area are located within a Nature Improvement Area.

MAY 2023 PRE-APPLICATION

A pre-application enquiry was submitted in 2023 for a residential-led mixed-use proposal of approximately 300 dwellings across the wider site, including both the previously developed land and large sections of the undeveloped land to the north.

The Council identified a number of matters requiring further consideration, including green space and ecology, former employment land, heritage and archaeology, flood risk, design and development capacity. The pre-application submission and response is included in the data room.

OCTOBER 2026 CAPACITY STUDY

In preparation for marketing, architecture practice PRC has prepared alternative indicative residential and commercial concepts focused principally on the previously developed former brewery parcel. These are provided for illustrative purposes only and have not been subject to a planning application or pre-application engagement.

Interested parties should undertake their own planning and technical due diligence.

COMMERCIAL LAYOUT

COMMERCIAL SCHEME

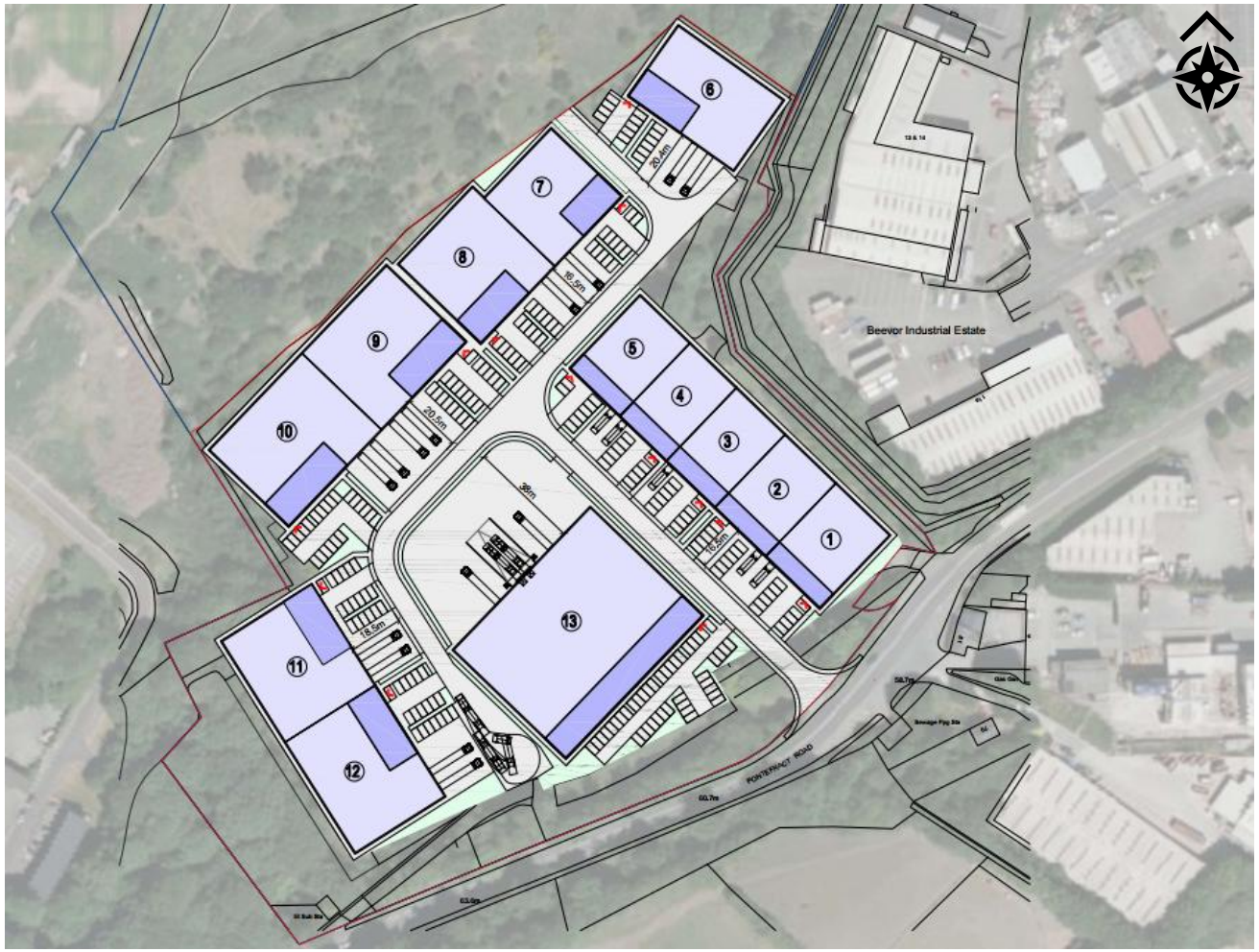
PRC has prepared an indicative employment-led concept demonstrating how the former brewery parcel could accommodate a range of modern industrial / commercial units.

The concept provides approximately 227,200 sq ft GIA across 13 units, providing a range of indicative unit sizes. The layout is illustrative only and subject to planning and technical due diligence.

TYPE	SIZE
Units	13
Size Range (GIA)	c. 10,000 – 45,000 sq. ft.
Total GIA	227,204 sq. ft.

Other alternative commercial uses that could be considered include open storage, trade counter and food store, which could be integrated into a mixed commercial scheme.

PRC ARCHITECTURE - COMMERCIAL SCHEME



RESIDENTIAL LAYOUT

RESIDENTIAL SCHEME

PRC has prepared an illustrative residential masterplan focused on the previously developed part of the Site, demonstrating the potential for 145 dwellings comprising 105 houses and 40 apartments, together with associated landscaping and amenity space.

TYPE	NO
Houses	105
Flats	40
Total Dwellings	145
Development Density	30 dwellings per hectare

The masterplan is indicative only and has not been subject to a planning application. Interested parties should undertake their own assessment of development capacity and planning potential.

PRC ARCHITECTURE - RESIDENTIAL SCHEME



GALLERY


VIEW OF SITE TOWARDS BARNSLEY TOWN CENTRE


ACCESS FROM PONTEFRACT ROAD


PREVIOUSLY DEVELOPED LAND

FURTHER INFORMATION

TENURE

The site is offered freehold under Title Numbers SYK345663 and SYK378818. The title registers are available within the data room.

OFFERS

Offers are invited for the freehold interest. Subject to planning and unconditional proposals will be considered. The Vendor reserves the right not to accept the highest or any offer received.

VAT

Any VAT payable in respect of the transaction will be charged in addition to the purchase price.

DATA ROOM

A data room containing available legal, planning and technical information is available at the following link: https://estatecreate.com/OakwellBrewery

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser and any beneficial owner.

Evidence/proof of the source of funds being relied upon to complete the transaction will also be required.

SITE PLAN



ENQUIRIES

For further information please contact:

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October 2026