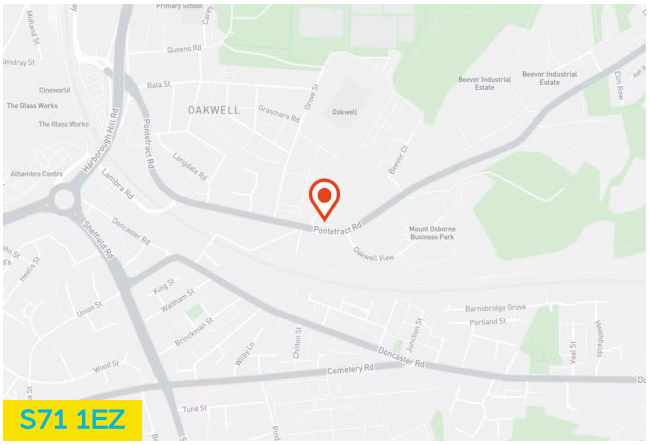
FOR SALE, DEVELOPMENT, INDUSTRIAL, RESIDENTIAL, 43 ACRES

PONTEFRACT ROAD, BARNSLEY, S71 1EZ



46 Freehold opportunity including c.11.5 acres of land potential for commercial or residential development.



- 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.
- Residential concept provides a total of 145 dwellings.
- 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 on both unconditional and subject-to-planning basis.

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OVERVIEW

Available Size	43 Acres
EPC	–

DESCRIPTION

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.

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. 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.

TERMS

Freehold





VIEWING & FURTHER INFORMATION

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