

COMMERCIAL  
RESIDENTIAL

**SMITHS**  
CHARTERED SURVEYORS  
THE COMPLETE PROPERTY  
CONSULTANCY

**FOR SALE**

## Residential Development Land



## Former Dearne And Dove Works, West Street, Worsbrough Dale, Barnsley, S70 5PG

### Price: On application

- 1.52 Ha (3.75 acres) development site located in Worsbrough Dale
- Located opposite the Worsbrough Medical Centre close to local schools
- Outline Planning Permission granted for Residential Development
- Excellent links to the M1 Motorway and Local Road Network

**Tel: 01226 298456**

14 Regent Street  
Barnsley  
S70 2HG

T: 01226 298456  
F: 01226 247535  
[www.smithsestateagents.co.uk](http://www.smithsestateagents.co.uk)

## LOCATION

The land is the site of the former Dearne and Dove Works and is located on West Street in Worsbrough Dale approximately 3 miles to the south of Barnsley town centre.

The site is well located for access to the motorway network with Junction 36 of the M1 situated approximately 2.5 miles to the south via the A61 Sheffield Road.

Local schools and shopping facilities are all within easy access.

## DESCRIPTION

The site extends to approximately 1.52 ha (3.75 acres) and is generally regular shaped with a gentle sloping aspect to the south towards the Trans-Pennine Trail and the River Dove.

The site has been cleared of the former industrial buildings and access is directly off West Street.

## SERVICES (not tested)

The services have not been tested however we understand that all mains services are available to the property. Interested parties should make their

own enquiries as to the condition and capability of the utility providers.

## VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

## TOWN AND COUNTRY PLANNING

Outline Planning Permission including details of access and associated works was granted on 23rd March 2017 for residential development. (Application No. 2015/1089).

Further details of the Planning Permission and supplementary documents/reports are available from the agents and are also available to view on the Barnsley Planning Explorer. ([www.barnsley.gov.uk](http://www.barnsley.gov.uk))

## VIEWING AND FURTHER INFORMATION

Andrew Corbett  
Smiths Chartered Surveyors  
Tel: 01226 298 456  
E-mail: [andrew@smithsestateagents.co.uk](mailto:andrew@smithsestateagents.co.uk)  
E-mail: [natalie@smithsestateagents.co.uk](mailto:natalie@smithsestateagents.co.uk)  
E-mail: [jeanette@smithsestateagents.co.uk](mailto:jeanette@smithsestateagents.co.uk)

### IMPORTANT

Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

**SMITHS  
CHARTERED SURVEYORS  
THE COMPLETE PROPERTY  
CONSULTANCY**

