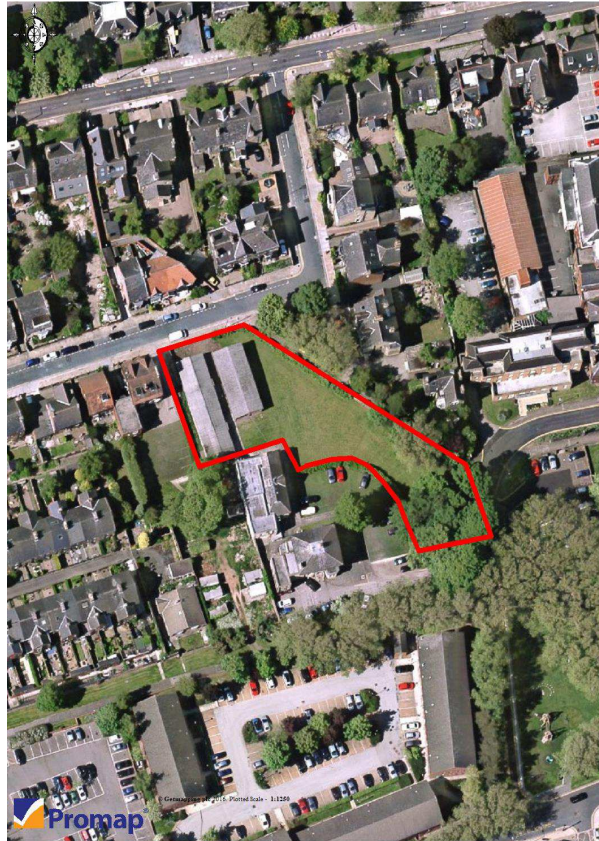


COMMERCIAL  
RESIDENTIAL

**SMITHS**  
CHARTERED SURVEYORS  
THE COMPLETE PROPERTY  
CONSULTANCY

**FOR SALE**

## Freehold Residential Development Site



### Victoria Street / Berneslai Close Barnsley S70 2BH

**Guide Price: Offers in excess of £400,000**

- Good quality residential area.
- Close proximity to town centre amenities.
- 0.578 acres with additional land available by negotiation.
- Ideally suited to a variety of schemes – subject to planning.

**Tel: 01226 298456**

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S70 2HG

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## LOCATION

Barnsley has an urban population of approximately 230,000 people and is situated in South Yorkshire approximately 16 miles north of Sheffield and 23 miles south of Leeds. The town is well served by the motorway network with J37 of the M1 situated approximately 1.5 miles to the west via the A628 Dodworth Road.

The property is located off Victoria Street and Berneslai Close in a high quality residential area with conservation area status.



## DESCRIPTION

The site presently forms part of the grounds of Fairfield House and extends to approximately 0.234 ha (0.578 acres) with frontages to Victoria Street, Victoria Avenue and Berneslai Close.

The site is generally level and presently comprises of predominantly lawned areas with two concrete framed utility buildings.

The site is ideal for a high quality apartment scheme or for an exclusive development of houses – subject to planning.

The extent of the site is shown edged red on the attached plan.

The owners also own adjoining land to the south eastern boundary with Fairfield House which could be made available.

## SERVICES (not tested)

Mains water, gas and electricity are understood to be available to the site.

Interested parties are advised to confirm the details with the service provider.

## TOWN AND COUNTRY PLANNING

The site is located within a residential allocation in the emerging Local Development Framework and is also within a Conservation Area.

Parties interested in change of use or redevelopment should make their own enquiries to the Local Planning Authority, (Barnsley MBC - 01226 770770).

## TENURE

Freehold with vacant possession.

## VIEWING AND FURTHER INFORMATION

Andrew Corbett / Jamie Gibson  
Smiths Chartered Surveyors  
Tel : 01226 298456  
Email : Andrew@smithsestateagents.co.uk  
Email : Jamie@smithsestateagents.co.uk

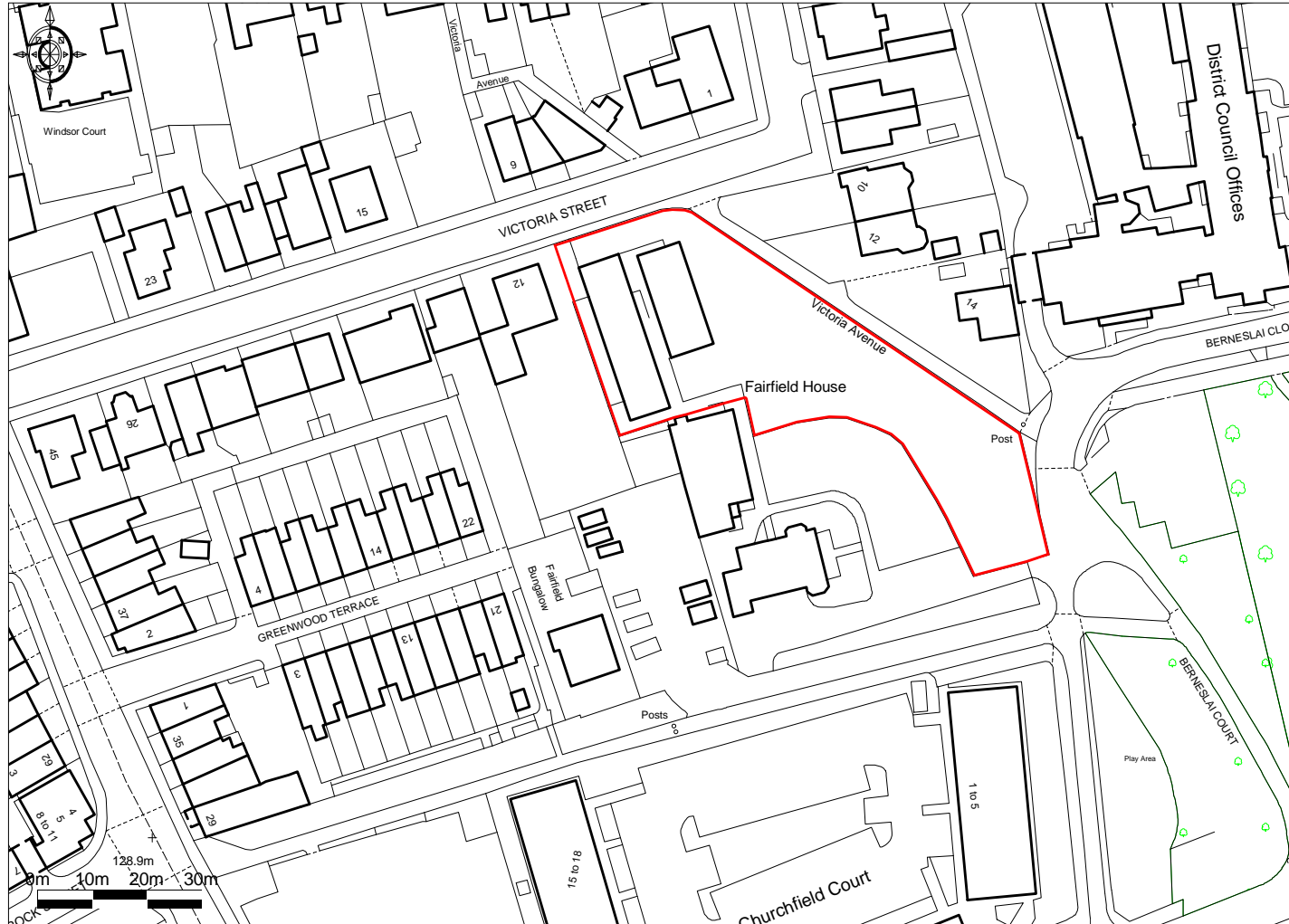
### IMPORTANT

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LAND AT VICTORIA STREET/BERNESLAI CLOSE,  
BARNSELY  
S70 2BH



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