

FOR SALE

9.2 Acre Development Site at Shortwood Business Park, Hoyland, Barnsley S74 9NW



On the Instructions of Carl Bowles and Paul Flint of Alvarez and Marsal Europe LLP, appointed as Fixed Charge Receivers.

DEVELOPMENT OPPORTUNITY FOR SALE BY WAY OF INFORMAL TENDER

- Freehold site of approx. 9.20 acres (4.076 ha)
- Close proximity to motorway network and fast national road links
- Cleared land with road frontage and views over surrounding area
- May suit Industrial/Retail/Office Use STP
- Existing outline consent for Specialist Hospital
- Freehold sale
- Offers invited on an unconditional basis

LOCATION

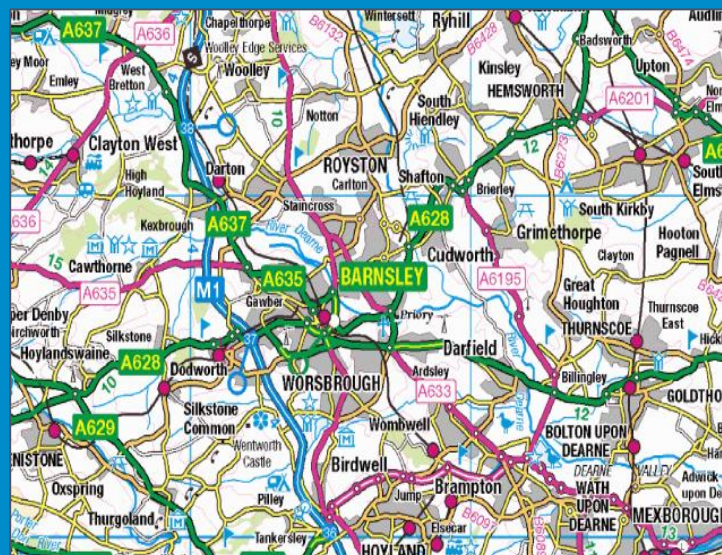
The site is located on High Royd Lane, accessed via the A6195 Dearne Valley Parkway and forms the north-eastern quarter of Shortwood Business Park. It is adjacent to existing industrial uses on the business park and abuts open farmland. The site is ideally located close to the national motorway network (c1.8 km from the M1) and is reasonably close to two regional airports and the national rail network.

DESCRIPTION

The site comprises undeveloped, open grassed land, triangular in shape with road frontage to High Royd Lane which joins the estate road for the business park.



Site Plan. Source: Land Registry



*Plans to be used for indicative purposes only

PLANNING

The planning authority is Barnsley Metropolitan District Council.

The site may be suitable for a variety of uses, subject to planning including Industrial, Retail and Office use.

At present, outline planning consent has been granted for a hospital for the provision of child and mental health services (CAMHS). The proposed facility will comprise main reception and administration building, activity hub, plus four 16 person units and two 24 person units. Parking for 95 with 10 designated disabled spaces and separate access for delivery vehicles, a further 8 overspill parking spaces and extensive landscaped and open areas across the site.

The consent is accordance within the Town and Country Planning Act Use Classes Order 1987 (amended) Use Class C2.

For full details and plans please visit www.applications.barnsley.gov.uk. Planning ref 2016/0764.

VAT

If applicable, VAT will be payable at the prevailing rate.

TENURE

The property is offered Freehold.

Carl Bowles and Paul Flint of Alvarez and Marsal Europe LLP were appointed as Fixed Charge Receivers over the land on 2 August 2019.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The site, outlined in red on the above Site Plan (for identification purposes only), is to be sold subject to any rights of way, restrictions or easements, which may exist whether or not mentioned in these particulars.

PRICE

Offers are invited for the freehold interest.

METHOD OF SALE

The Property is available via Informal tender, with offers invited on an unconditional basis.

The Fixed Charge Receivers are not bound to accept the highest and/or any offer.

Should a deadline be set for final offers, all registered interested parties will be notified in due course.

VIEWINGS

The site is fully accessible.

LEGAL

Each party to bear own legal costs.

FURTHER INFORMATION

For further information please contact:

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