



Sanderson
Weatherall

FOR SALE

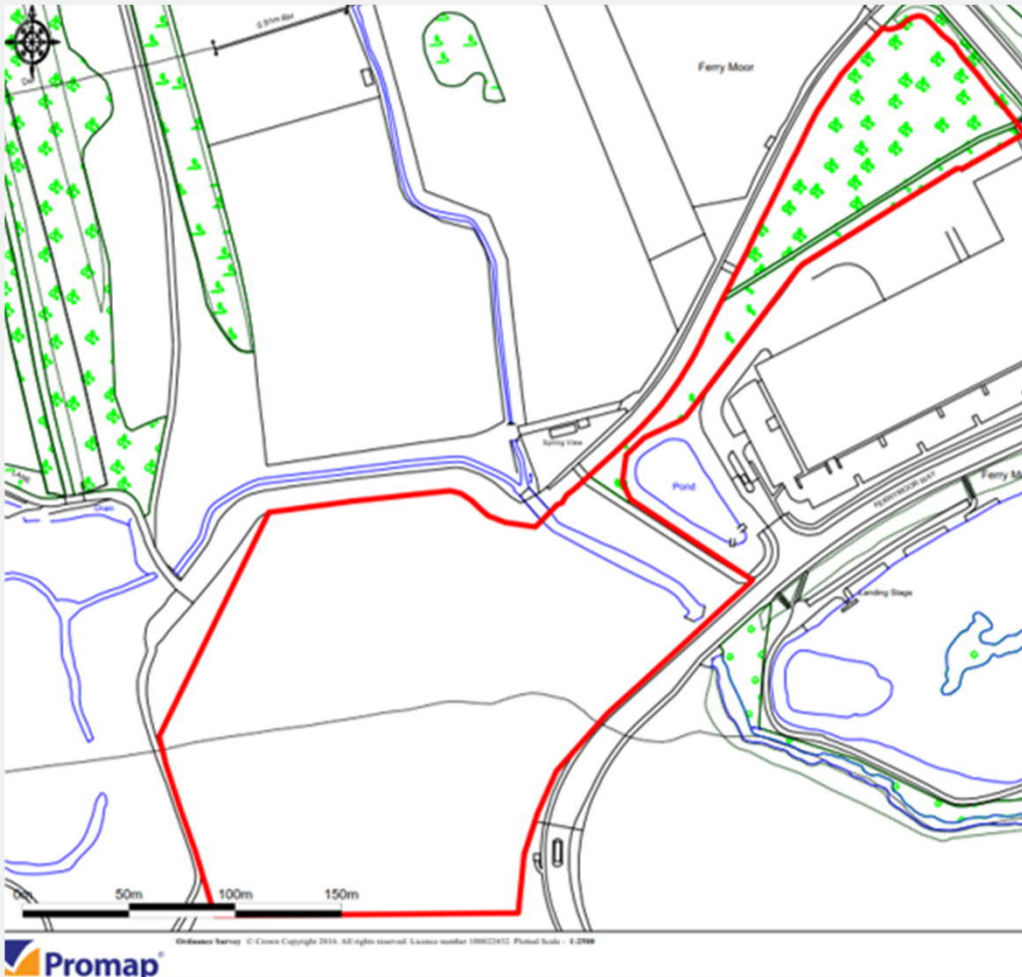
INDUSTRIAL DEVELOPMENT LAND

GROSS - 11.6 ACRES (4.69 ha) NET DEVELOPABLE - 8.4 ACRES (3.4 ha)



LAND AT FERRYMOOR WAY, GRIMETHORPE, BARNSELY, S72 7BN

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LOCATION

The subject land is located off Ferrymoor Way, close to the Ferry Moor roundabout. The Ferry Moor roundabout forms part of the A6195, which connects with the A635, approximately 4 miles south. To the north, it connects with the A628, approximately 1 ½ miles north. Ferrymoor Way also provides access to the rear entrance of the Symphony Group's building.

Barnsley is approximately 5 miles to the south west, with Wakefield approximately 10 miles north. Junction 37 of the M1 motorway is approximately 7 miles west and the M62 is approximately 12 miles north. The A1 is a further 8 miles east.

DESCRIPTION

Irregular in shape the site is generally level throughout with a vehicular entrance point off Ferrymoor Way.

The property is in an area allocated as an 'Area of Investigation For Potential Employment Development' as part of the Barnsley UDP Adopted December 2000. We believe planning would easily be obtainable for B1/B2/B8, given it would provide employment opportunities in the area although interested parties will need to make their own enquiries with the local council.

ACCOMMODATION

The site comprises industrial development land extending to a total of 11.6 acres (4.69 ha) gross with a net developable of circa 8.4 acres (3.4 ha)

PRICE

Guide Price – **£1,050,000 (£125,000 per acre).**

VAT

VAT if payable is in addition to the above.



Strictly by prior appointment with the agents:

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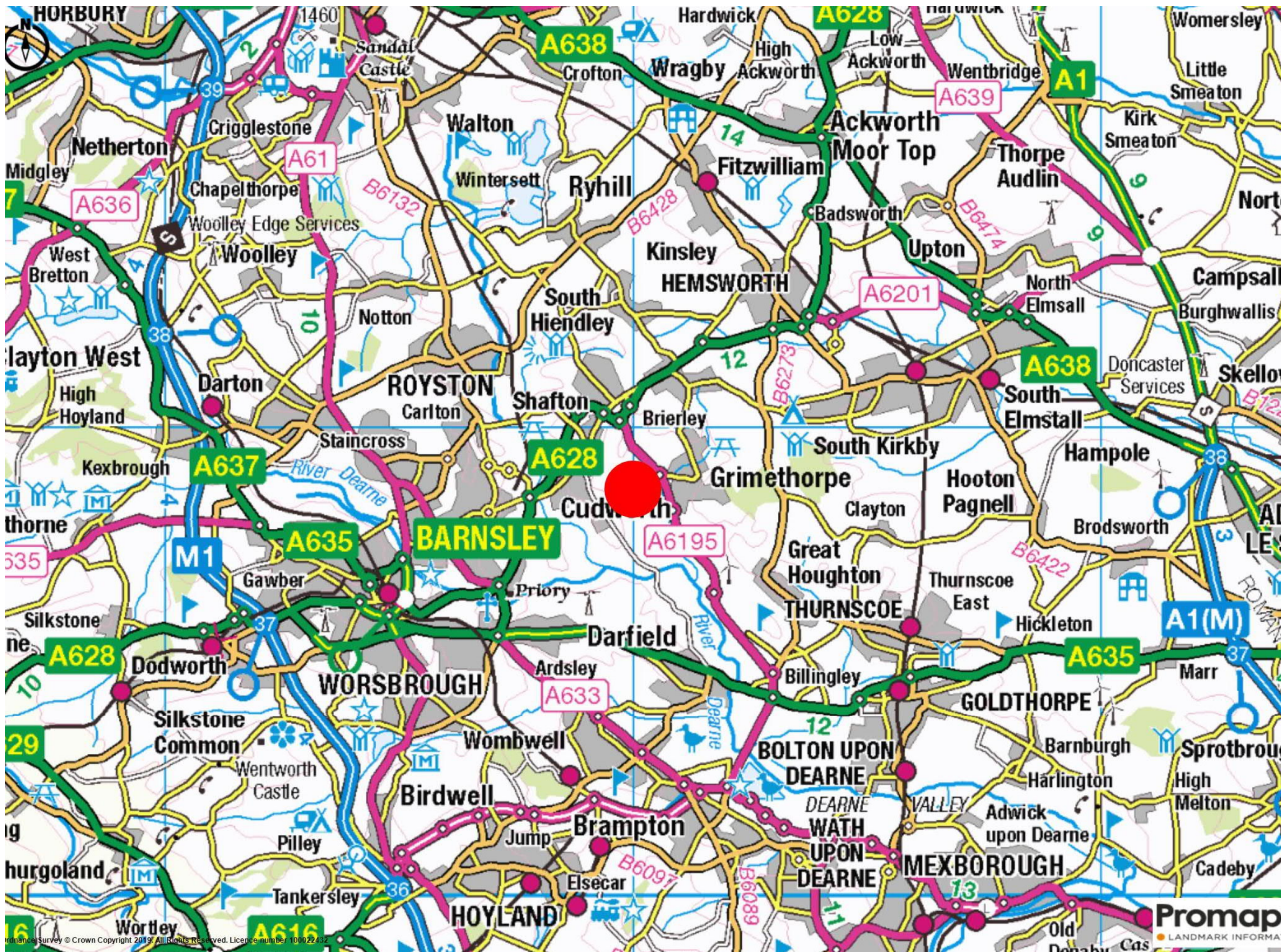
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