



Michael Steel & Co  
PROPERTY CONSULTANTS

# FOR SALE

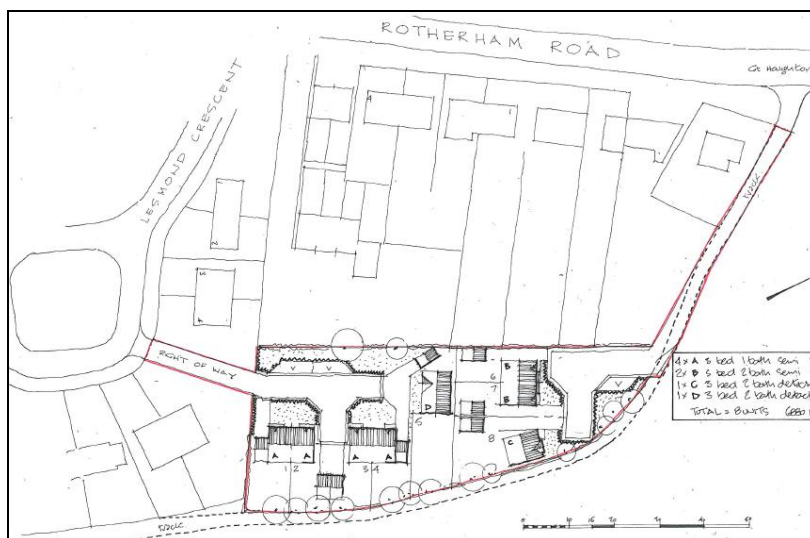
# RESIDENTIAL

# DEVELOPMENT LAND

(Subject to Planning)

LAND OFF LESMOND CRESCENT & ROTHERHAM ROAD,  
MIDDLECLIFFE, BARNSELY, S72 0EX

0.64 acres approx



Indicative Layout Plan

- Undeveloped parcel of land
- Potential for residential development, subject to planning
- Far reaching countryside views

# 0113 2348999

## Location

Middlecliffe is a hamlet within the Darfield Ward of Barnsley MBC approximately 7 miles to the east and south of Barnsley and Hemsworth respectively. The premises are located within a predominantly residential area adjacent to open countryside.



## Description

The premises comprise a regular shaped parcel of undeveloped land falling gently in topology to the south.

The site has frontage and access from a single track off Rotherham Road and, includes land offering the potential for an access Lesmond Crescent.

The site extends to 0.64 acres approx.

Below is an extract of the title plan and land comprising the access to Lesmond Crescent, shaded in yellow.

## Planning

Prospective purchasers to make their own enquiries with Barnsley MBC planning authority.

## Terms

The property is offered for sale on behalf of joint vendors. Offers are invited on the following basis:-

Option 1 – subject to contract

Option 2 – subject to contract and the outcome of the prospective purchasers planning application.

## Ground Conditions & Utilities

The vendors intend to commission service and desktop mining reports which are anticipated to be available shortly, upon application.

## Price

Offers in the region of £200,000.

## VAT

The purchase price is exclusive of VAT (if applicable).

## Legal Costs

The purchaser will be required to make a contribution towards the vendor's legal costs in connection with a disposal. Further details upon application.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
Andrew Steel  
Ben Preston

Tel: 0113 234 8999  
[andrew@michaelsteel.co.uk](mailto:andrew@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

**Our Ref: 2287/A/S**  
**September 2017**

**Subject to Contract**



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**0113 2348999**  
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**Michael Steel & Co** conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.