



Michael Steel & Co  
PROPERTY CONSULTANTS

**FOR SALE**

# **DEVELOPMENT LAND WITH OUTLINE CONSENT**

**LAND OFF WOOLLEY COLLIERY ROAD,  
WOOLLEY, SOUTH YORKSHIRE, S75 5JA**

0.35 ha (0.87 acres)



- Development land on the boundary of Woolley Village with Darton near Barnsley
- Previously secured outline consent for part residential part commercial development
- Situated immediately adjacent large residential development and immediately available

**0113 2348999**

## Location

The site is broadly rectangular and benefits from immediate access off Woolley Colliery Road on the outskirts of Woolley Village on its boundary with Darton.

The immediate area has been extensively developed with residential being easily accessible to the motorway network with junction 38 of the M1 being less than 3 miles.

## Description

The subject site comprises a broadly rectangular development site with an access already created off Woolley Colliery Road.



**Total Site Area** 0.35 ha (0.87 acres)

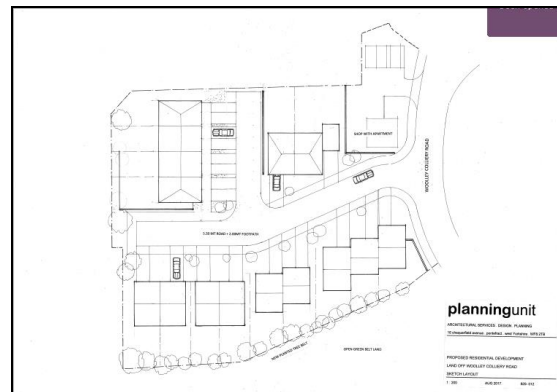
## Planning

The site secured in April 2016 an outline planning consent from Wakefield Council for development of 12 one bed apartments; 3 A1 retail units and 1,400m<sup>2</sup> of B1 office use with associated parking (application number 15/02643/OUT).

A copy of this consent along with all relevant further information/surveys is available upon request.

Subsequently in September 2017 condition 20 from the above application (application number 17/01905/FUL) relating to the provision of 1,400m<sup>2</sup> of B1 office space was removed from the consent. As part of the discussions (in September 2017) we understand the Local Authority have advised they will support an application for up to 15 residential units along with one retail unit (with apartment above).

Please see below a copy of the plan prepared by PlanningUnit on behalf of the vendors showing a proposed scheme (which is not consented nor has it been formally submitted to the Local Authority for their comment/approval).



Interested parties should satisfy themselves with regard to all planning matters direct with the Local Authority, Wakefield Council 01924 306090.

## Services

We understand all main services are connected to Woolley Colliery Road although no tests have been carried out on any services connected to the site boundary and therefore were unable to comment as to the condition or capacity. Developers/purchaser must rely upon their own enquiries.

## Price

The vendors will consider either unconditional or conditional offers for the site.

## VAT

All prices are quoted exclusive of VAT.

## Legal Costs

Each party to be responsible for their own reasonable legal costs incurred in the completing of the contract.

## Viewing/Enquiries

**Michael Steel & Co**  
**Alec Michael**

**Tel: 0113 234 8999**  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)

**Vickers Carnley**  
**Lee Carnley or Jason Schofield**

**Tel: 01924 291500**  
[info@vickerscarnley.co.uk](mailto:info@vickerscarnley.co.uk)

**Our Ref: 2696/A/M**  
**July 2018**

**Subject to Contract**



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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.