

DEVELOPMENT LAND FOR SALE

14.18 ACRES (5.74 HA)

- OUTLINE PLANNING PERMISSION IN PLACE FOR CLASS E / B2 AND B8 USES WITH ASSOCIATED ACCESS OFF THE MAIN ROAD
- BUILD TO SUIT OPPORTUNITIES ALSO CONSIDERED UP TO 210,000 SQ FT
- POTENTIAL FOR UP TO 5 MVA OF POWER AVAILABLE

LAND FOR SALE

Location of proposed
site access

J37 A1(M) / J36 M1

Park Springs Road, Little Houghton, Barnsley S72 0HR

/// DOCKERS.SPOONED.THRILLED

Harworth

A new development opportunity at Little Houghton, Barnsley

Formerly part of Houghton Main Colliery, this site fronts directly onto Park Spring Road and benefits from planning permission inclusive of a new access road opening directly to the highway.

This well-established industrial and logistics location has excellent connections to both the M1 and A1(M). Situated within the Dearne Valley area, the site is strategically positioned 5 miles east of Barnsley town centre and 8 miles north of Junction 36 of the M1. The surrounding area is home to renowned companies, including ASOS, Symphony, Ultima, Countrywide Healthcare, Aldi, and Portwest.

The site holds outline planning permission (reference 2021/1282) for approximately 206,100 sq ft (19,147 sq m) of flexible employment space under Class E, B2, and B8, along with ancillary parking and landscaping. It can accommodate various layouts, including single or multi-unit schemes, as shown in the illustrative plans



Indicative site plan options and accommodation schedule

Terms

The site is available to accommodate build to suit requirements on a sale or lease basis. The site is also available for sale as 14.18 acres (5.74 ha) of land.

Data Room

Access to a data room is available upon request.

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

Anti Money Laundering

The purchaser will be required to satisfy AML requirements.

Occupiers specific requirements can be accommodated on a build to suit basis.

Accommodation	GIA (sq ft)
OPTION 1	
UNIT 1	79,566
UNIT 2	54,428
UNIT 3	36,940
UNIT 4/5/6	5,000 each
OPTION 2	
SINGLE UNIT	202,159



Potential for up to 5 MVA
of power supply available



Planning permission secured
for access road opening
directly to the highway

OPTION 1



OPTION 2

Location

Primed for regional and national reach

	Minutes	Miles
Motorways		
M1 J36	13	8
A1(M) J37	13	8
Towns and cities		
Barnsley	17	8
Rotherham	21	10
Doncaster	21	11
Wakefield	31	15
Sheffield	33	18
Leeds	44	33
London	3 hrs 32 mins	173
Airports		
Leeds-Bradford Airport	60	42
Manchester Airport	70	50
East Midlands Airport	75	65

HGV drive times

- 1.5 hours
- 3 hours
- 4.5 hours

Source: drivetimemaps.co.uk



About Harworth

Harworth Group plc is one of the UK's leading land and property regeneration companies, owning and managing over 14,000 acres on around 100 sites in the North of England and the Midlands.

We transform former industrial sites and urban edge extensions into new homes and employment areas; creating sustainable places where people want to live and work.

Our flagship sites, such as Waverley in Rotherham and Logistics North in Bolton, are of national economic significance and are at the forefront of regeneration in the UK.

Our people are every bit as important as our land and are central to our success. We have a highly experienced team of property professionals including surveyors, planners, engineers and project managers, as well as finance, legal, communications and support staff. With our ambitious growth strategy to be a £1bn business by 2027, we now employ over 100 people across our four offices at Rotherham (Head Office), Leeds, Birmingham and Manchester, each supporting our regions across the North of England and the Midlands.

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c14,000

ACRES OF LAND

c100

SITES OWNED
AND MANAGED

£4.8BN

POTENTIAL
GVA UPLIFT

37.7M

SQ FT OF
POTENTIAL
I&L SPACE



J37 A1(M) / J36 M1

Little Houghton,
Barnsley S72 0HR

/// DOCKERS.SPOONED.THRILLED

**For further information,
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