



- Prime Residential Development Opportunity
- Total site area of 2.672 hectares (6.6 acres)
- Located 1.8 Miles from Barnsley Town Centre
- Available by way of Informal Tender

MOUNT VERNON HOSPITAL

MOUNT VERNON ROAD, BARNSELY, S70 4DP

LOCATION

The site is well located within an existing built up area, benefiting from local shops, services, amenities and transport links. Barnsley town centre is approximately 1.8 miles to the south, 14 miles to the north is Sheffield city centre and 16 miles west of Doncaster city centre. The site is easily accessed from Junction 37 of the M1 motorway.

There is a single access from Mount Vernon Road on the eastern boundary which in turn links with the A61 providing access into the centre of Barnsley.

DESCRIPTION

The site extends to approximately 2.672 hectares (6.6 acres). The land rises in a north westerly direction before it falls away towards the south western boundary. The site is surrounded by mature woodland and existing residential dwellings.

Currently there are a number of buildings on site which comprised the former Mount Vernon Hospital. The building comprises 7 wards accessed from a main spine building. Additionally to the south of the main entrance is a 2 storey stone built property. The remainder comprises hard standing and car parking set within landscaped grounds.

Immediately to the north of the existing entrance is a substation, we understand the tenant to be holding over on a lease from 9th April 1981 for a period of 21 years (a copy of the document is available on request).

INFORMATION PACK

The following information is available electronically:

1. Title Report
2. Planning Appraisal
3. Topographical Survey
4. Ground Investigation
5. Transport Assessment
6. Flood Risk Assessment
7. Bat Roost Assessment
8. Pre Demolition Survey

This information can be accessed via this link [Mount Vernon Information Pack](https://estatecreate.com/Mount_Vernon/en/login.php) or visiting: https://estatecreate.com/Mount_Vernon/en/login.php

PLANNING

Following examination by the planning inspectorate, the council have included the site as a housing allocation specifying an indicative number of 74 dwellings to be developed on the site.

For further information into the planning history/background, please consult the information pack.

OFFERS

The property is offered for sale by informal tender. Offers are invited prior to 12 noon on Monday, 9th April 2018. Where offers are subject to conditions, full details, together with anticipated timescales for satisfying these conditions must be provided.

FURTHER INFORMATION

For further information, please contact:
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