



HJ Collection Ltd have completed a number of Permitted Development schemes across both West and South Yorkshire over the last few years and these have been finished to a very high standard, thus attracting the professional Tenant/Buyer. This development in the town of Barnsley, would complement their portfolio and bring their skills and forward thinking to an up and coming West Yorkshire town.



An introduction and...

EXECUTIVE SUMMARY

Barnsley is a former industrial town centred on coal mining and glassmaking. Although both industries declined in the 20th century, Barnsley's culture is rooted in its industrial heritage and it has a tradition of brass bands, originally created as social clubs by its mining communities. It is also home of the Barnsley chop. The town is accessed from junctions 36, 37 and 38 of the M1 motorway and has a railway station on the Hallam and Penistone Lines.

A large town in South Yorkshire, England, located halfway between Leeds and Sheffield. Historically in the West Riding of Yorkshire, the town centre lies on the west bank of the Dearne Valley. Barnsley is surrounded by several smaller settlements which together form the Metropolitan Borough of Barnsley, of which Barnsley is the largest and its administrative centre. At the 2011 Census, Barnsley had a population of 91,297.

Barnsley town centre is undergoing a period of change. Projects include:

- The new Barnsley Interchange (now completed).
- The digital media centre (now completed).
- Gateway Plaza at Town End (now completed).
Second phase has started.
- Experience Barnsley – The creation of the Barnsley People's Museum and Archives Centre.
- Barnsley College A Block was completed and opened in September 2016.



Development overview

THE BIG NUMBERS

- 19 one bed apartments
- 4 retail units
- Purchase price: £850,000
- Development costs: £550,000
- Total costs: £1,400,000
- Value: £2,200,000

Yorkshire House is prominently located on Shambles Street, a busy shopping area with numerous Retail Units and being part of Barnsley town centre is approximately a 10-minute walk from the Railway Station.

The property comprises a three-story building with Commercial Units on the Ground Floor and vacant office space on the two upper floors.

