

THE METROPOLITAN BOROUGH OF BARNSELY
(A633/A635 STAIRFOOT ROUNDABOUT IMPROVEMENT)
COMPULSORY PURCHASE ORDER 2026

THE HIGHWAYS ACT 1980 AND
THE ACQUISITION OF LAND ACT 1981

S. Roxborough
Interim Service Director of Law,
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Town Hall
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S70 2TA

THE METROPOLITAN BOROUGH OF BARNSELY
(A633/A635 STAIRFOOT ROUNDABOUT IMPROVEMENT)
COMPULSORY PURCHASE ORDER 2026

THE HIGHWAYS ACT 1980 AND
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The Barnsley Metropolitan Borough Council (in this Order called "the acquiring authority") makes the following Order:

1. Subject to the provisions of this Order the acquiring authority is under sections 239, 240, 250 and 260 of the Highways Act 1980 and the Acquisition of Land Act 1981 hereby authorised to purchase compulsorily the land and the new rights over land described in paragraphs 2 and 3 for the purpose of:
 - (1) the improvement of highways known as A633 Grange Lane, A635 Doncaster Road, Old Doncaster Road, A633 Wombwell Lane, Bleachcroft Way and B6100 Hunningley Lane at their approaches to/from and adjoining the roundabout at Stairfoot all in the Metropolitan Borough of Barnsley in the County of South Yorkshire; and
 - (2) use by the acquiring authority in connection with the improvement of highways aforesaid.
2. The land authorised to be purchased compulsorily under this Order is the land described in the Schedule and delineated and shown coloured pink on the maps (in this Order called the "Order Maps") prepared in duplicate, sealed with the common seal of the acquiring authority and marked "Map A referred to in the Metropolitan Borough of Barnsley (A633/A635 Stairfoot Improvement) Compulsory Purchase Order 2026" and "Map B referred to in the Metropolitan Borough of Barnsley (A633/A635 Stairfoot Improvement) Compulsory Purchase Order 2026" and "Map C referred to in the Metropolitan Borough of Barnsley (A633/A635 Stairfoot Improvement) Compulsory Purchase Order 2026".
3. The new rights to be acquired compulsorily over land under this Order are described in the Schedule and the land is shown coloured blue on the Order Maps.
4. Parts 2 and 3 of Schedule 2 to the Acquisitions of Land Act 1981 are hereby incorporated with this order subject to the modifications that references in the said Parts 2 and 3 to the undertaking shall be construed as references to the works constructed or to be constructed on that part of the land authorised to be purchased.
5. The acquiring authority may not serve a notice to treat or execute a general vesting declaration in respect of this order after the end of the period of three years beginning with the day on which the compulsory purchase order becomes operative.

SCHEDULE

Table 1

Number on Map	Extent, description and situation of the land	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 – name and address			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
Land to be acquired in the Metropolitan Borough of Barnsley					
1	24.44 square metres comprising of woodland situate and having frontage on the western side of Grange Lane (A633)	WILDSTONE INVESTMENTS (A) LIMITED of Second Floor (North) Fifty Paddington, 50 Eastbourne Terrace, London W2 6LG	-	-	PRIMESIGHT LIMITED of 7th Floor Lacon House, 84 Theobalds Road, London WC1X 8NL
3	51.19 square metres comprising of grass land situate and having frontage on the western side of Grange Lane (A633) at the junction with Doncaster Road (old road) (A635) situate to the north	Unknown	Unknown	Unknown	Unknown
4	4.78 square metres comprising of grass verge and tarmacadam surface situate and having frontage on the western side of Grange Lane (A633)	Unknown	Unknown	Unknown	Unknown

Number on Map	Extent, description and situation of the land	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 – name and address			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
5	5.02 square metres comprising of shrubbery land situate to the southeastern corner of a commercial drive-through, north of Doncaster Road (A635) off the southbound approach to Stairfoot roundabout	RS COMMERCIAL LTD of Unit 3b Wentworth House, Maple Court, Tankersley, Barnsley, South Yorkshire S75 3DP	STARBUCKS COFFEE COMPANY (UK) LIMITED of Building 7, Chiswick Park, 566 Chiswick High Road, London W4 5YG	-	-
5A	19.72 square metres comprising of shrubbery land situate to the southwestern corner of a commercial drive-through and having frontage to the northeastern side of Doncaster Road (A635) on the southbound approach to Stairfoot roundabout	RS COMMERCIAL LTD of Unit 3b Wentworth House, Maple Court, Tankersley, Barnsley, South Yorkshire S75 3DP	STARBUCKS COFFEE COMPANY (UK) LIMITED of Building 7, Chiswick Park, 566 Chiswick High Road, London W4 5YG	-	-

Number on Map	Extent, description and situation of the land	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 – name and address			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
6	293.86 square metres comprising of steep shrub planted embankment situate to the southwest of the Stairfoot roundabout circulatory between Hunningley Lane (B6100) and Wombwell Lane (A633) link approach/exit arms	LOGIX PROJECTS LIMITED and STAIRFOOT BP ESTATES LIMITED both of Flat 1, Allanadale Court, Waterpark Road, Salford M7 4JN	SAINSBURY'S SUPERMARKET S LTD of 33 Charterhouse Street, London EC1M 6HA	-	-
6B	62.16 square metres comprising of shrubbery land situate and having frontage on the western side of Bleachcroft Way where it meets at the junction of Wombwell Lane (A633) link road	LOGIX PROJECTS LIMITED and STAIRFOOT BP ESTATES LIMITED both of Flat 1, Allanadale Court, Waterpark Road, Salford M7 4JN	SAINSBURY'S SUPERMARKET S LTD of 33 Charterhouse Street, London EC1M 6HA	-	-
8	16.46 square metres comprising of grass land situate and having frontage on the southeastern side of Bleachcroft Way at junction with Wombwell Road (A633) link	Unknown	Unknown	Unknown	Unknown

Number on Map	Extent, description and situation of the land	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 – name and address			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
10	151.28 square metres comprising of commercial forecourt land situate and having frontage on the northeastern side of Wombwell Lane (A633)	MRT (HOLDINGS) LIMITED of 72 Lairgate, Beverley, East Yorkshire, HU17 8EU	ZUBIR SHARIF of The Bungalow, Fir Cottage, Huddersfield Road, Mirfield, West Yorkshire WF14 9HS	M D CARS LTD of Fairclough House, 105 Redbrook Road, Gawber, Barnsley S75 2RG ADAM NORALHA trading as Max Shine Hand Car Wash of 1 Hazel Grove Thurnscoe S63 0FL JJ's TYRE SHOP LTD of Wombwell Lane, Barnsley S70 3NT	-

Number on Map	Extent, description and situation of the land	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 – name and address			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
11	63.51 square metres comprising of commercial forecourt land situate and having frontage on the northeastern side of Wombwell Lane (A633)	MRT (HOLDINGS) LIMITED of 72 Lairgate, Beverley, East Yorkshire, HU17 8EU	ZUBIR SHARIF of The Bungalow, Fir Cottage, Huddersfield Road, Mirfield, West Yorkshire WF14 9HS	M D CARS LTD of Fairclough House, 105 Redbrook Road, Gawber, Barnsley S75 2RG ADAM NORALHA trading as Max Shine Hand Car Wash of 1 Hazel Grove Thurnscoe S63 0FL JJ's TYRE SHOP LTD of Wombwell Lane, Barnsley, S70 3NT	

Number on Map	Extent, description and situation of the land	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 – name and address			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
12	58.21 square metres comprising of commercial forecourt land situate and having frontage on the northeastern side of Wombwell Lane (A633), adjoining public bridleway 429 (Trans Pennine Trail) access to the northwest	WILDSTONE INVESTMENTS (C) LIMITED of Second Floor (North) Fifty Paddington, 50 Eastbourne Terrace, London W2 6LG		-	PRIMESIGHT LIMITED of 7th Floor Lacon House, 84 Theobalds Road, London WC1X 8NL
14	2.61 square metres comprising of grass land situate and having frontage on the southwestern side of Wombwell Lane (A633) and lying northeast of Barnsley Retail Park	RI MDC UK134 LIMITED of 47 Esplanade, St Helier, JE3 1LN, Jersey	NORTHERN POWERGRID (YORKSHIRE) PLC of Lloyds Court, 78 Grey Street, Newcastle Upon Tyne NE1 6AF	-	-
14A	95.71 square metres comprising of grass land situate and having frontage on the southwestern side of Wombwell Lane (A633), lying northeast of Barnsley Retail Park	RI MDC UK134 LIMITED of 47 Esplanade, St Helier, JE3 1LN, Jersey		-	-

Number on Map	Extent, description and situation of the land	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 – name and address			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
15	183.78 square metres comprising of grass land situate and having frontage on the southwestern side of Wombwell Lane (A633), lying northeast of Barnsley Retail Park	RI MDC UK134 LIMITED of 47 Esplanade, St Helier, JE3 1LN, Jersey	-	-	-
Rights in land to be acquired in the Metropolitan Borough of Barnsley					
1A	The right of access and working area within 171.15 square metres comprising of woodland situate on the western side of Grange Lane (A633), south of 1 Grange Lane	WILDSTONE INVESTMENTS (A) LIMITED of Second Floor (North) Fifty Paddington, 50 Eastbourne Terrace, London W2 6LG	-	-	Primesight Limited of 7th Floor Lacon House, 84 Theobalds Road, London WC1X 8NL
2	The right of access and working area within 110.73 square metres comprising of grass land situate to the northern side of Doncaster Road (old road) (A635) adjoining public access path to the northeast, leading to public bridleway 429 (Trans Pennine Trail)	NORTHERN POWERGRID (YORKSHIRE) PLC of Lloyds Court, 78 Grey Street, Newcastle Upon Tyne NE1 6AF	-	-	-

Number on Map	Extent, description and situation of the land	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 – name and address			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
6A	The right of access and working area within 176.00 square metres comprising of steep shrub planted embankment situate to the southwest of the Stairfoot roundabout circulatory between Hunningley Lane (B6100) and Wombwell Lane (A633) link approach/exit arms	LOGIX PROJECTS LIMITED and STAIRFOOT BP ESTATES LIMITED both of Flat 1, Allanadale Court, Waterpark Road, Salford M7 4JN	SAINSBURY'S SUPERMARKET S LTD of 33 Holborn, London, EC1N 2HT	-	-
6C	The right of access and working area within 155.00 square metres comprising of shrubbery land situate on the western side of Bleachcroft Way where it meets at the junction of Wombwell Lane (A633) link road signal junction (ATS)	LOGIX PROJECTS LIMITED and STAIRFOOT BP ESTATES LIMITED both of Flat 1, Allanadale Court, Waterpark Road, Salford M7 4JN	SAINSBURY'S SUPERMARKET S LTD of 33 Holborn, London, EC1N 2HT	-	-

Number on Map	Extent, description and situation of the land	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 – name and address			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
7	The right of access and working area within 43.62 square metres comprising of grass land with trees situate on the southeastern side of Bleachcroft Way at junction with Wombwell Road (A633) link	GAOLGATE STREET HOLDING COMPANY LIMITED and GAOLGATE STREET ESTATE COMPANY LIMITED both of 7 Brantwood Road, Salford, M7 4EN and LLOYDS BANK PLC of 25 Gresham Street, London EC2V 7HN	NORTHERN POWERGRID (YORKSHIRE) PLC of Lloyds Court, 78 Grey Street, Newcastle Upon Tyne NE1 6AF	-	-
8A	The right of access and working area within 23.44 square metres comprising of grass land situate and having frontage on the southeastern side of Bleachcroft Way at junction with Wombwell Road (A633) link	Unknown	Unknown	Unknown	Unknown

Number on Map	Extent, description and situation of the land	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 – name and address			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
9	The right of access and working area within 8.05 square metres comprising of grass land situate and having frontage on the southeastern and southwestern corner of Wombwell Lane (A633) heading west onto Stairfoot roundabout	ROUNDBRAND LIMITED of Cow House Lane, Armthorpe, Doncaster, South Yorkshire, DN3 3EE	-	-	-
13	The right of access and working area within 106.68 square metres comprising of overgrown land situate and having frontage to the northeastern side of Wombwell Lane (A633)	LIFEBEST LIMITED of 3 Greengate, Cardale Park, Harrogate, HG 1GY	-	-	-
14B	The right of access and working area within 53.48 square metres comprising of grass land situate on the southwestern side of Wombwell Lane (A633), lying northeast of Barnsley Retail Park	RI MDC UK134 LIMITED of 47 Esplanade, St Helier, JE3 1LN, Jersey	NORTHERN POWERGRID (YORKSHIRE) PLC of Lloyds Court, 78 Grey Street, Newcastle Upon Tyne NE1 6AF	-	-

Number on Map	Extent, description and situation of the land	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 – name and address			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
15A	The right for access and working area within 149.81 square metres comprising of grass land situate on the southwestern side of Wombwell Lane (A633), lying northeast of Barnsley Retail Park	RI MDC UK134 LIMITED of 47 Esplanade, St Helier, JE3 1LN, Jersey	-	-	-

Table 2

Number on Map	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 and 2	
	Name and address	Description of interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
5 and 5A	HANDELSBANKEN PLC of 25 Basinghall Street, London, England, EC2V 5HA	Registered legal charge affecting the land comprised in Plots 5 and 5A, being an interest to be acquired by the Order	-	-
7	LLOYDS BANK PLC of 25 Gresham Street, London EC2V 7HN	Registered legal charge affecting the land comprised in Plot 7, being an interest to be acquired by the Order	-	-
11	NATIONAL HIGHWAYS of Three Snowhill, Snow Hill Queensway, Birmingham B4 6GA	Restrictive covenant affecting 63.51 square metres comprising of commercial forecourt land situate and having frontage on the northeastern side of Wombwell Lane (A633)	-	-

Number on Map	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 and 2	
	Name and address	Description of interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
13	LLOYDS BANK PLC of 25 Gresham Street, London EC2V 7HN	Registered legal charge affecting the land comprised in Plot 13, being an interest to be acquired by the Order		
14, 14A, 14B, 15 and 15A	COSTA LIMITED of 3 Knaves Beech Business Centre Davies Way, Loudwater, High Wycombe, Buckinghamshire HP10 9QR	Rights for signage hoardings affecting the land comprised in Plots 14, 14A, 14B, 15 and 15A, being interests to be acquired by the Order		

Table 3

Number on Map	Special Category
-	-

GIVEN under the Common Seal of Barnsley Metropolitan Borough Council this

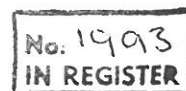
17th day of September

2026

Executed as a deed by affixing the common seal of

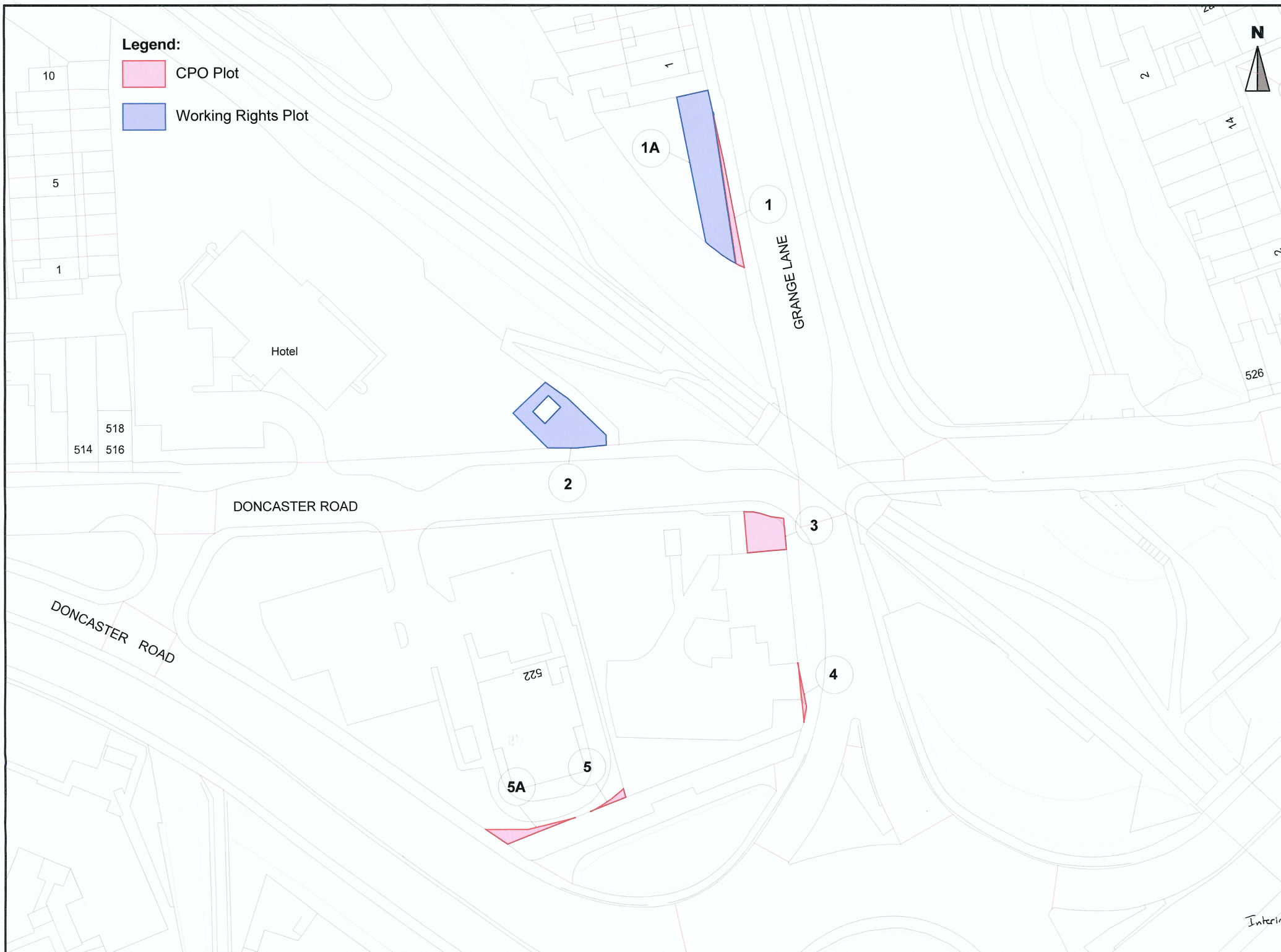
Barnsley Metropolitan Borough Council

in the presence of:



Sian Roxborough

Sian Roxborough
Interim Service Director of Law, Member and Democratic Services
(Authority: Cab.09.09.2026/7 minute 27)

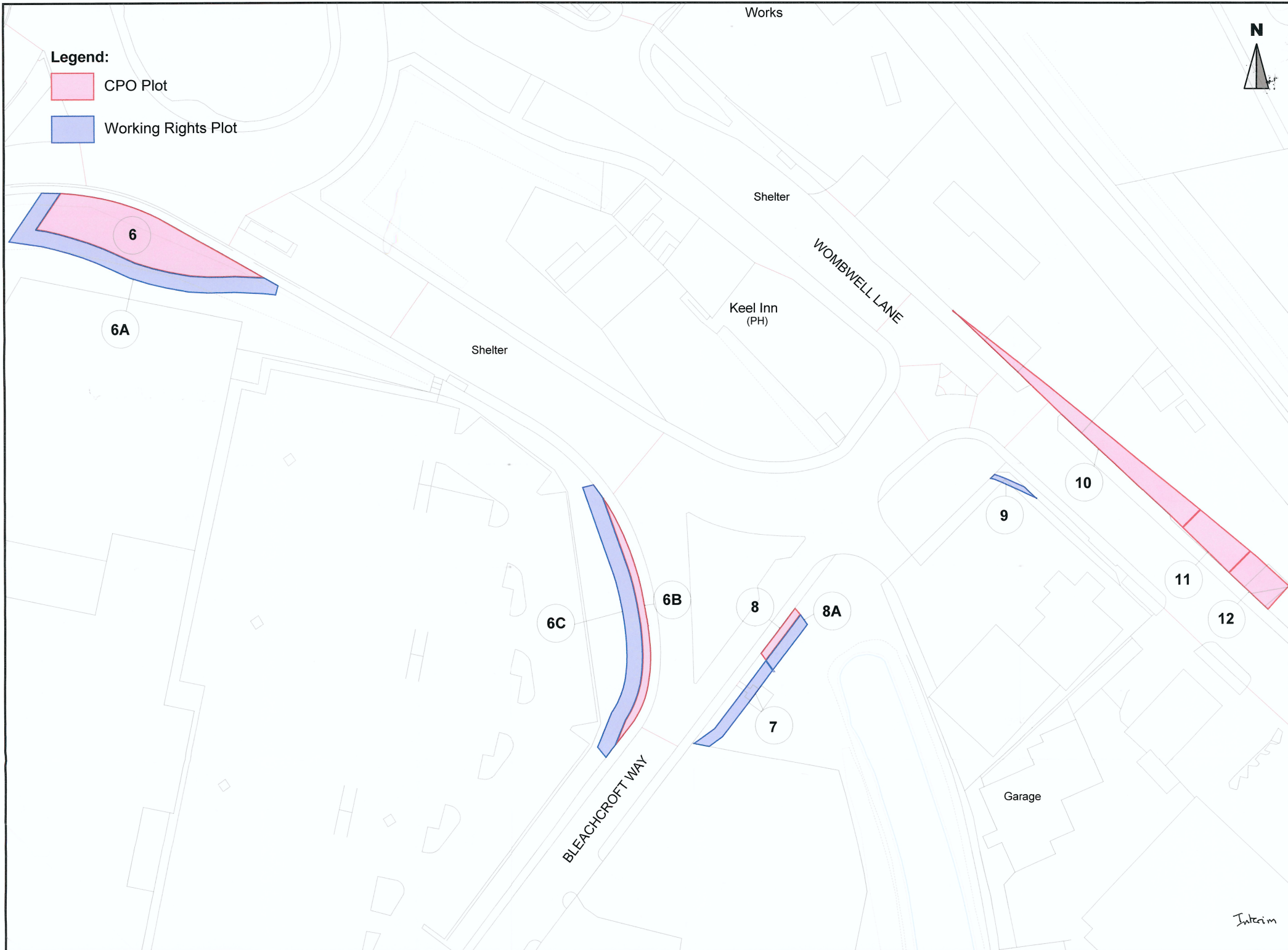


No. 1993
IN REGISTER



THE COMMON SEAL of
Barnsley Metropolitan Borough
Council was hereunto affixed on
the 17th day
of September Two Thousand
and twenty six in the presence of

Interim *Sian Roxborough* SIAN ROXBOROUGH
Service Director of Law
Member and Democratic Services



No. 1993
IN REGISTER



THE COMMON SEAL of
Barnsley Metropolitan Borough
Council was hereunto affixed on
the 17th day Sept^r
of September Two Thousand
and twenty six in the presence of

Interim

Sian Rotherham SIAN ROTHERHAM
Service Director of Law
Member and Democratic Services



Strategic Property and Procurement/Asset Management
PO Box 634, Barnsley, S70 9GG

e-mail: Assetmanagement@barnsley.gov.uk
website: www.barnsley.gov.uk

MAP B REFERRED TO IN THE
METROPOLITAN BOROUGH OF BARNSELY
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COMPULSORY PURCHASE ORDER 2026

DV641B (Plan 2 of 3) 20260907

Scale 1: 500 @ A2

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Legend:

- CPO Plot
- Working Rights Plot



No. 1945
IN REGISTER



THE COMMON SEAL of
Barnsley Metropolitan Borough
Council was hereunto affixed on
the 19th day
of September Two Thousand
and twenty six in the presence of

Sarah Robinson Sarah Robinson
Service Director of Law
Member and Democratic Services



Strategic Property and Procurement/Asset Management
PO Box 634, Barnsley, S70 9GG
e-mail: Assetmanagement@barnsley.gov.uk
website: www.barnsley.gov.uk

**MAP C REFERRED TO IN THE
METROPOLITAN BOROUGH OF BARNSELY
(A633/A635 STAIRFOOT IMPROVEMENT)
COMPULSORY PURCHASE ORDER 2026**

DVB41C (Plan 3 of 3) 20260907

Scale 1: 500 @ A0

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