



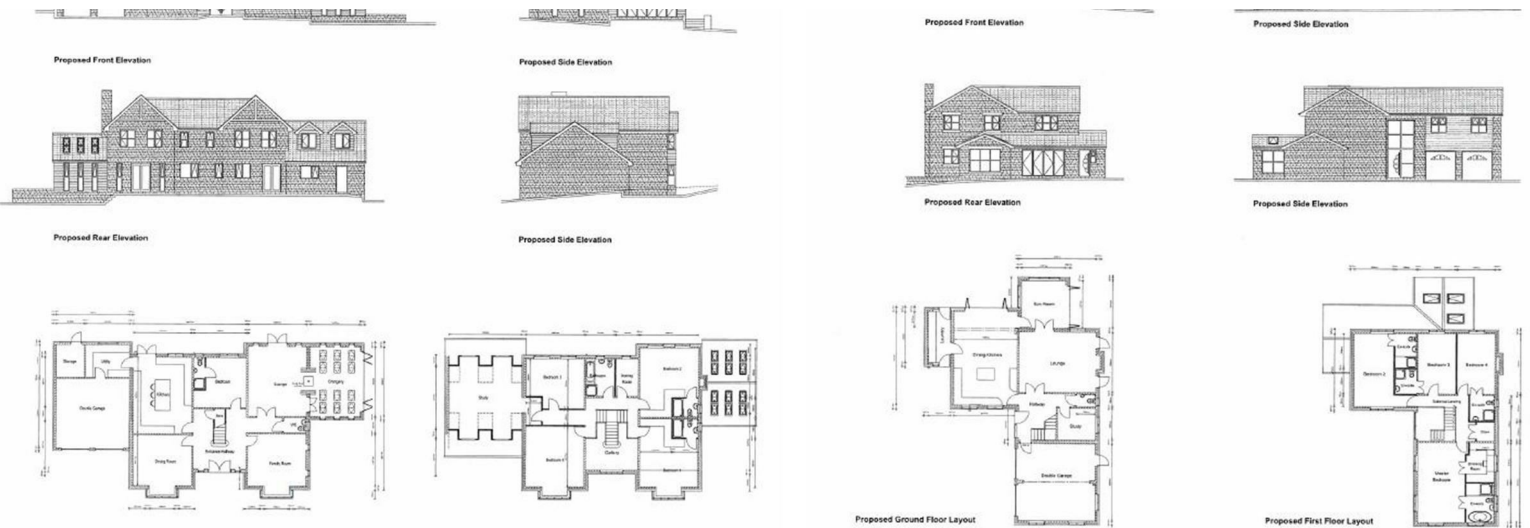
221 Moorgate Road

, Rotherham, S60 3BD

Prices From £325,000



# 221 Moorgate Road



## Description

### MOORGATE ROAD BUILDING PLOTS FROM £300,000

Situated upon the ever popular & highly desirable Moorgate Road, is this opportunity to purchase an individual building plot with sq ft ranging from 2857 to 4198 sq ft.

Full planning has now been granted for these dwellings.

Fantastic local architects John Box Associates have done the drawings & all relevant information for the build can be found on the Rotherham Planning portal reference RB2021/1245.

The plots are well screened from Moorgate Road by large mature trees & shrubbery, along with a retaining stone wall. Many of the trees have T.P.O. on them.

There are fantastic road links for any commuter, close to the M1 at jct 33 & Sheffield Parkway.

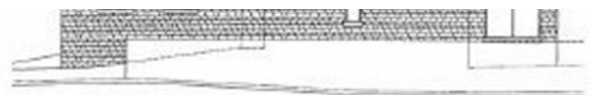
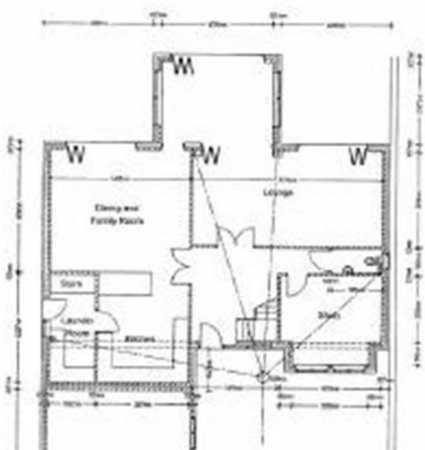
- Individual building plots from 2857sq ft to 4198sq ft.
- Plots sold individually or potentially as a whole
- Development is with a mile from M1 motorway & Sheffield Parkway
- Frontage screened via mature trees & shrubbery
- For further information call our Rotherham office
- Highly sought after Moorgate Road area
- Rotherham planning number RB2021/1245
- Close to Sitwell J&I Schools & Oakwood Comprehensive
- Awaiting revised drawings for Plot 3(16/12/2021)



Proposed Front Elevation



Proposed Rear Elevation



Proposed Side Elevation



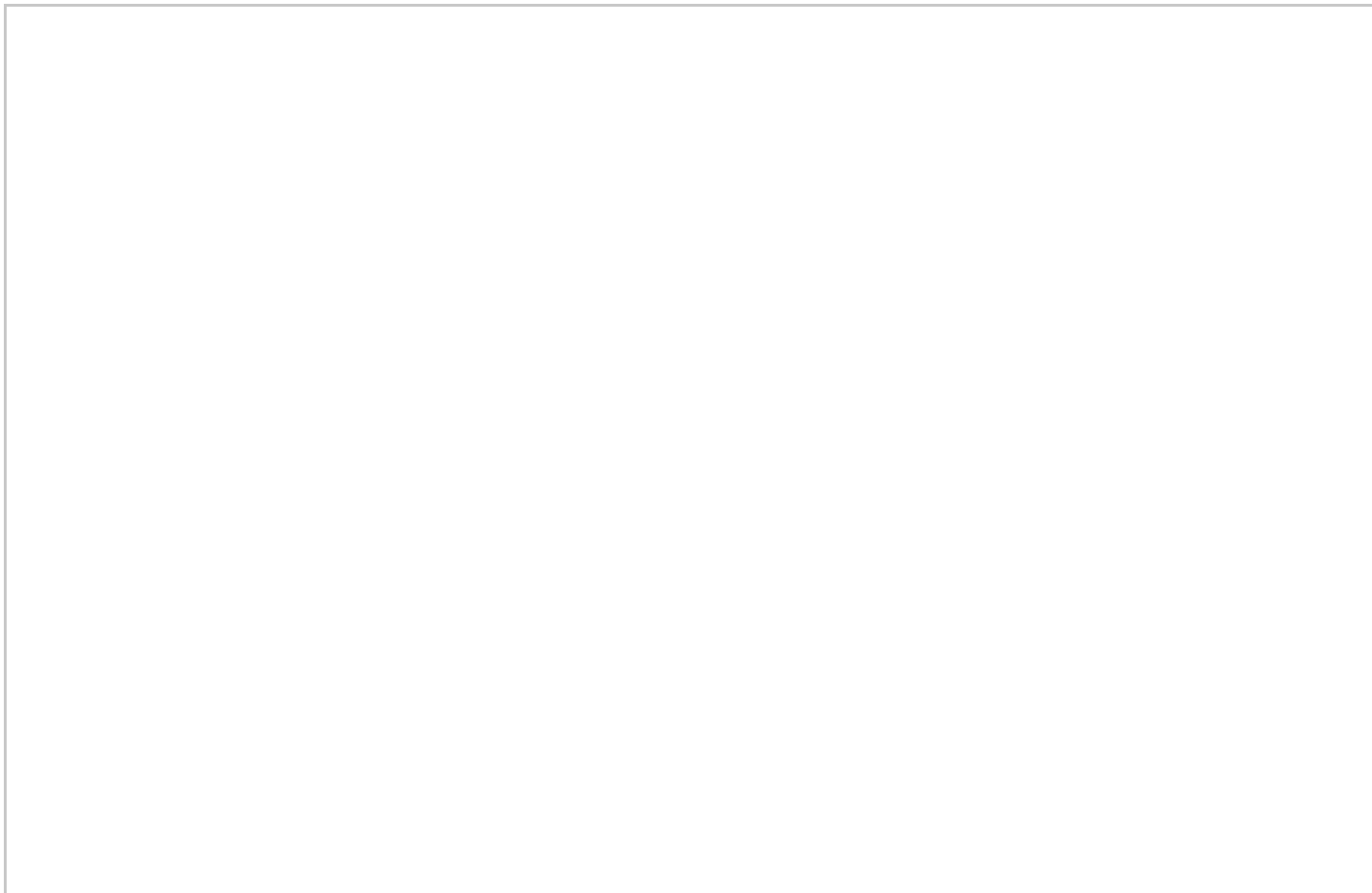
Proposed Side Elevation



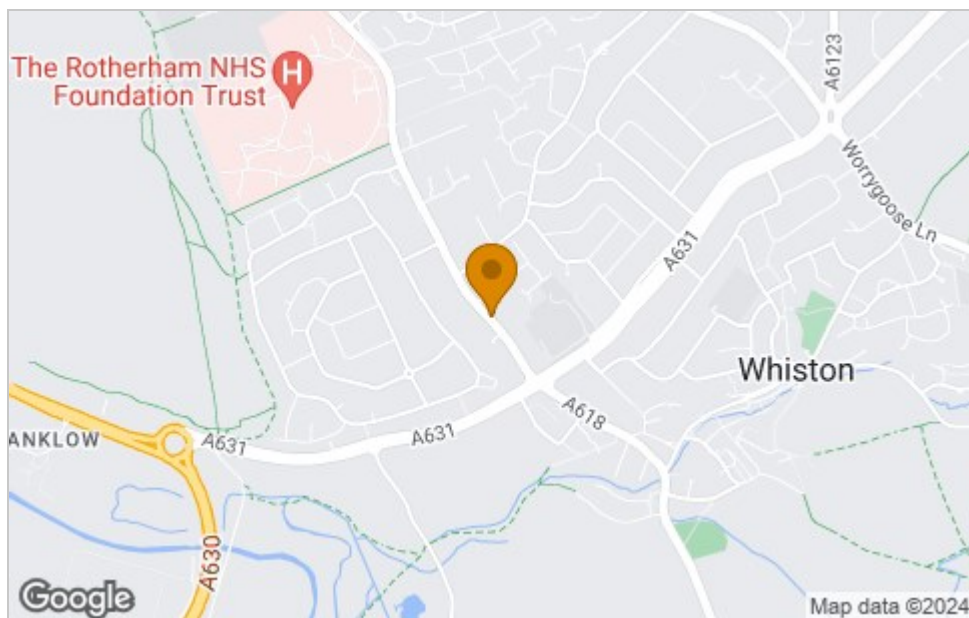




## Floor Plan



## Area Map



## Energy Efficiency Graph

## Viewing

Please contact our ELR Wickersley Office on 01709 917676 if you wish to arrange a viewing appointment for this property or require further information.

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