

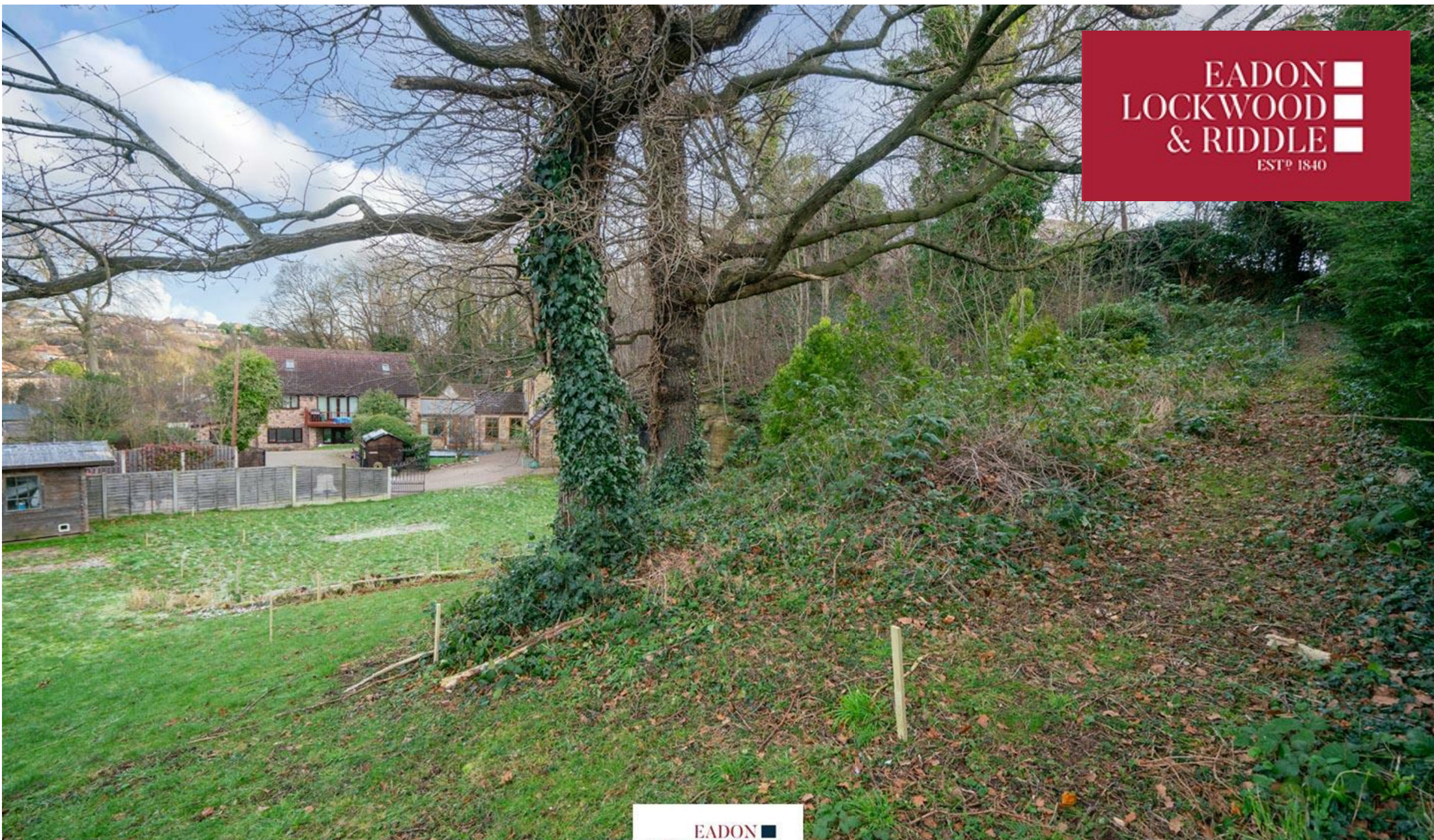
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Old School Yard, School Hill, Rotherham, S60  
 4JB

Guide Price £170,000

**Plot 2, Old School Yard School Hill,  
Whiston, Rotherham, S60 4JB**

**Description**  
 Guide Price £170,000 - £190,000  
 ELR are pleased to be able to offer to the open market quite a rare opportunity of a building plot in Whiston Village, Rotherham. This is an idyllic spot situated off School Hill which only consists of a handful of residences.

This is an opportunity for an individual who's been looking for a plot of land in a sought after area to now purchase this Plot for a self build of a 5/6 bedroom detached house in excess of 2648 sqft with double detached garage. The property is to be built from local red sandstone to keep in with the local landscape and have natural slate roof and cast iron gutters.

Planning permission has been passed in 2023 and consists of a very spacious property with a ground floor double bedroom or home office. Utility room adjoining the kitchen & a further snug.

Plot 1 which will sit lower down the hill will consist of a 3 bedroom detached bungalow and also accessed from School Hill. The successful purchaser can purchase both plots if so desired . Or both plots are available to purchase with the main property which is also offered for sale

For viewing, please contact ELR on Tel 01709 917676

- Building Plot with full planning permission granted 2023 (Ref RB 2022/1701)
- Detached 5/6 bedroom house
- Designated parking spaces & good size garden
- Accessed from School Hill - an elevated position away from floods
- Shared turning head with Plot 1
- Potential to purchase both plots
- Call ELR to arrange site visit

