

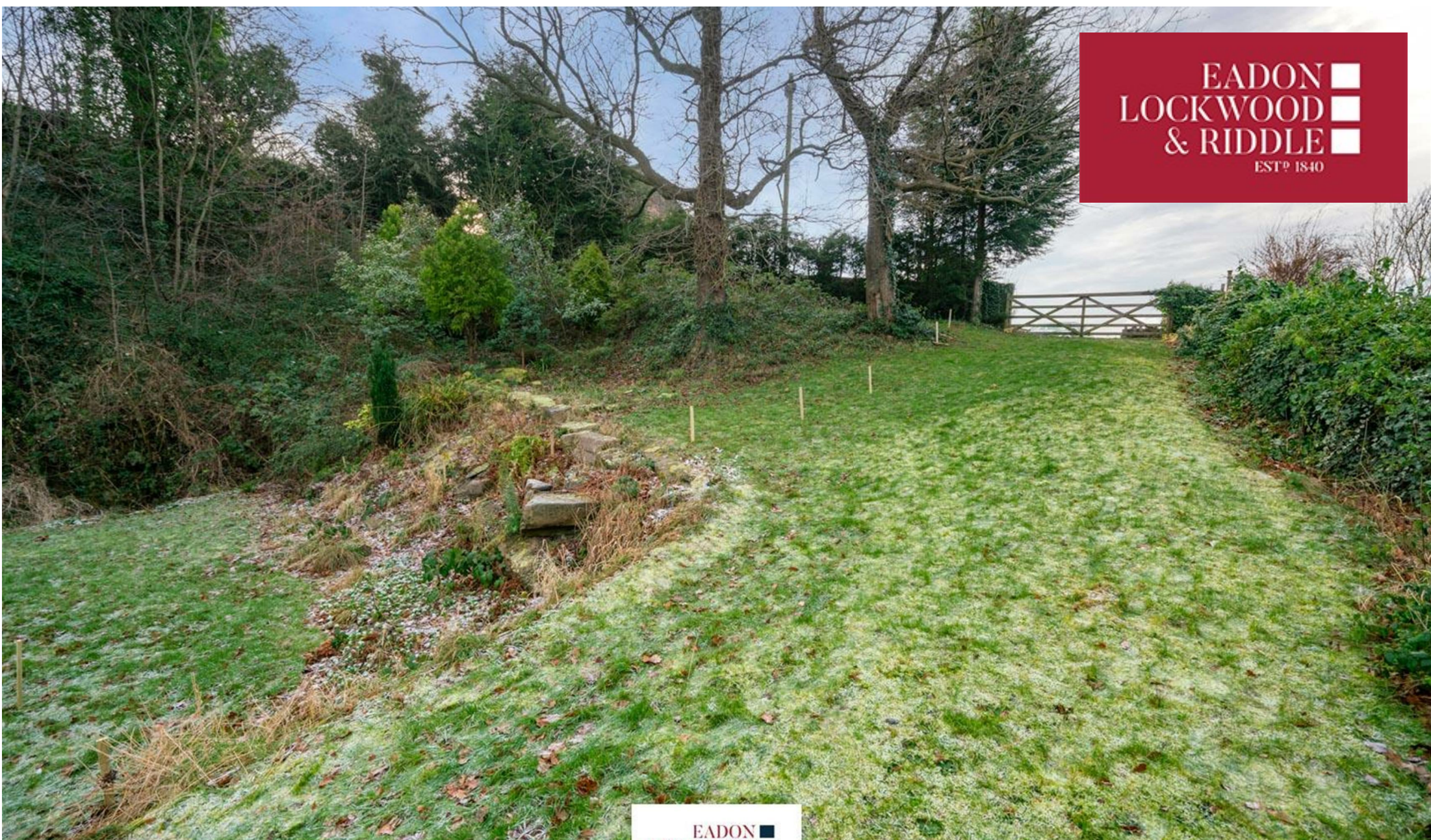
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Old School Yard, School Hill, Rotherham, S60  
 4JB

Guide Price £150,000



**Plot 1, Old School Yard School Hill, Whiston, Rotherham, S60 4JB**

**Description**  
 Guide Price £150,000 - £160,000  
 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 3 bedroom detached bungalow in excess of 1464 sqft and with an integral garage and further parking space. Planning permission has been passed in 2023 and consists of open plan living for the bungalow consisting of a spacious dining kitchen & good size separate living room both with access onto the spacious lawned gardens.

Plot 2 which will sit higher up the hillside will consist of a 5/6 bedroom detached house and also accessed from School Hill. The successful purchaser can purchase both plots if so desired or either 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 in 2023 (Ref RB 2022/1701)
- Detached 3 bedroom bungalow
- 2 designated parking spaces to the side
- Accessed from School Hill - an elevated position away from floods
- Shared turning head with Plot 2
- Potential to purchase both plots
- Call ELR to arrange site visit



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