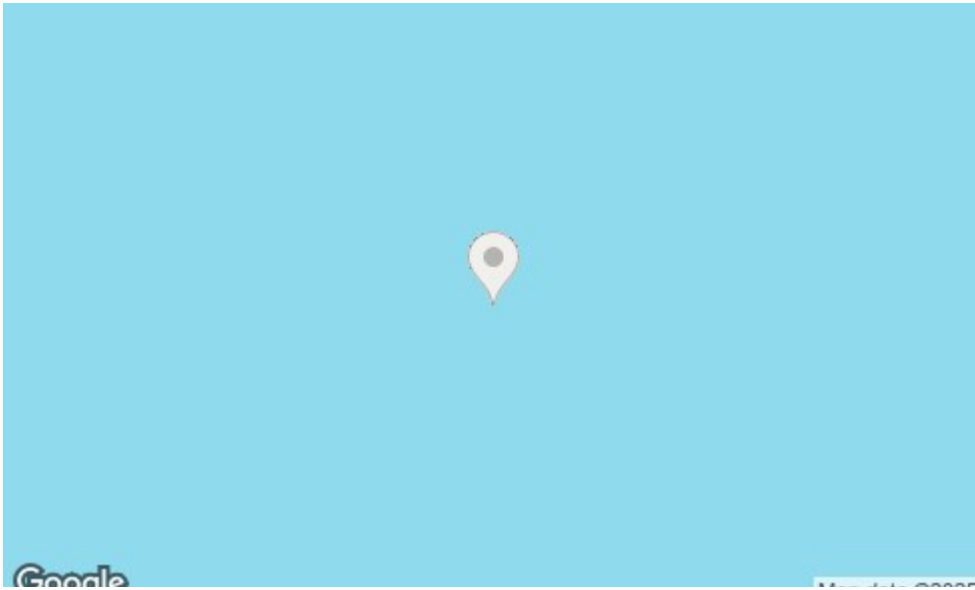




Bakewell
3 Royal Oak Place
Matlock Street
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E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
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Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



Proposed street scene



Existing Street Scene 1:100

1 Street scene 1:100

Extra notes	NOTE: Do not scale from drawing, all dimensions are approximate. All notes are guide lines only and should be approved by building department. Any structural details required to be provided by a structural engineer. This drawing and all	Drawing title	Client 49 St Mary's Road	SCALE 1:100 0 1000 2000 3000 4000 5000mm
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49, St Mary's Road, Rotherham, S62 5BQ

Offers In The Region Of £47,500

49 St Mary's Road, Rawmarsh,
Rotherham, S62 5BQ

Description
Land for Sale: St. Mary's Road, Rawmarsh,
Rotherham, S62

- Key Features
- Plot of Land with Planning Permission: Granted Conditionally for the construction of a detached property.
 - Highly Desirable Location: Situated in Rawmarsh, a sought-after area of Rotherham.
 - Unique Opportunity: Rare chance to secure a development plot in this popular locale.

Description
This is a prime Plot of Land with Planning Permission Granted Conditionally on 30th August 2024, providing the opportunity to develop a detached property. The planning application reference is RB2024/0653, with details available via Rotherham Council planning portal. Set in a popular residential area on St. Mary's Road, Rawmarsh, this location offers excellent access to local shops, amenities, and transport links to Rotherham and surrounding areas.

Important Information
• Plans and Visuals: All plans, maps, and photographs included in marketing materials are for identification purposes only. They are not to scale and should not be solely relied upon.
This represents an excellent investment or self-build opportunity for buyers seeking to develop in a highly regarded area.

- Plot of Land with Planning Permission: Granted Conditionally for the construction of a detached property.
- Highly Desirable Location: Situated in Rawmarsh, a sought-after area of Rotherham.
- Unique Opportunity: Rare chance to secure a development plot in this popular locale.

