

0114 2449121

eddisons.com

Eddisons

FOR SALE – FREEHOLD RESIDENTIAL DEVELOPMENT OPPORTUNITY

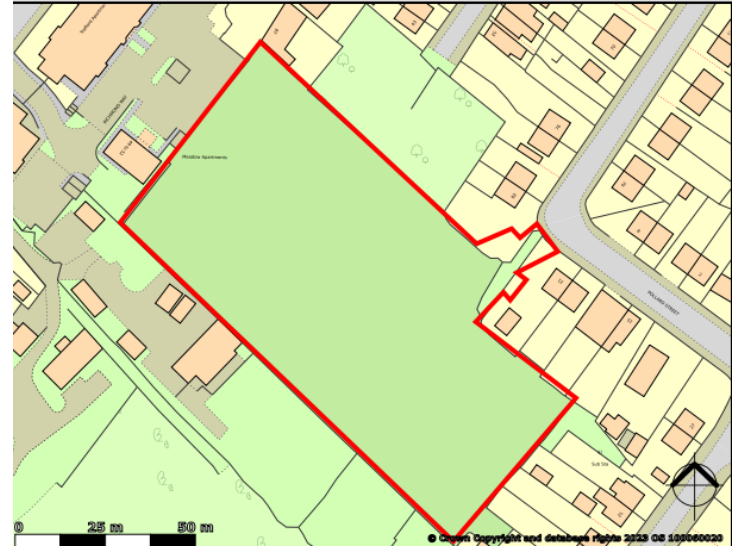
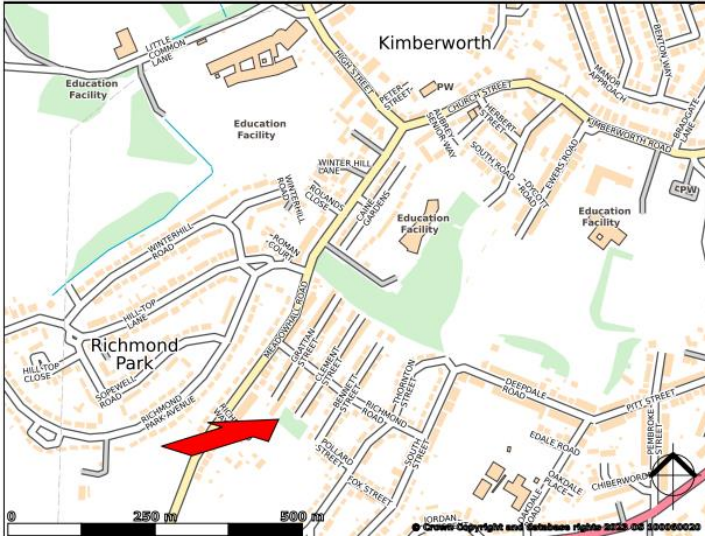


**LAND BETWEEN MEADOWHALL ROAD, POLLARD STREET AND
THORNTON STREET, ROTHERHAM. S61 2JZ**

Price: £500,000

Size: 1.91 acres (0.773 hectares)

- Residential Development Site
- Site extends to 1.91 acres (0.773 hectares)
- Residential Planning Consent for 30 bungalows granted Feb 2020



LOCATION

The site is situated between Pollard Street, Meadowhall Road and Thornton Street approximately 1.5 miles west of Rotherham Town Centre and a mile north east of the Meadowhall Shopping Centre in the suburb of Kimberworth.

To the north west of the site is the Trafford Meadow Apartment Complex. To the north and south east are residential properties with livery stables to the south west.

DESCRIPTION

The site comprises a rectangular site between Meadowhall Road, Pollard Street and Thornton Street which slopes downwards to the south east boundary extending to 1.91 acres (0.773 hectares) or thereabouts.

PLANNING

A former Planning Permission for residential development for 30 bungalows RB2019/0086 was granted on 7th of February 2020.

TERMS

For sale Freehold with vacant possession - £500,000

VAT

Prices are exclusive of VAT if chargeable.

TENURE

Freehold

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:- Eddisons
 1 Blackburn Road
 Sheffield
 S61 2DW
 Contact: Adrian Lunn
 Adrian.Lunn@eddisons.com
 (0114) 2449121

Ref: AL

For more information, visit eddisons.com
 T: 0114 2449121

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

Incorporating Fernie Greaves