



**Land At Phoenix Sports And Recreation, Pavilion Lane,  
Brinsworth, Rotherham, S60 5PA**

**Land  
FOR SALE**



- Freehold
- Land 6.67 acres (2.7 ha)
- Development Potential (STC)
- Close to M1 Junction 33/34
- On the edge of the golf course
- SYK 459551
- **Best and final offers by 8<sup>th</sup> September 2023**

**Guide Price £4,000,000**  
**[amelia@cravenwildsmith.co.uk](mailto:amelia@cravenwildsmith.co.uk)**



**cravenwildsmith**  
Residential & Commercial Property Professionals



Regulated by RICS



### Location

Brinsworth is a village within Rotherham MBC, South Yorkshire, and is well connected - close to the Sheffield Parkway and junction 33/34 of the M1 motorway.

### Description & Accommodation

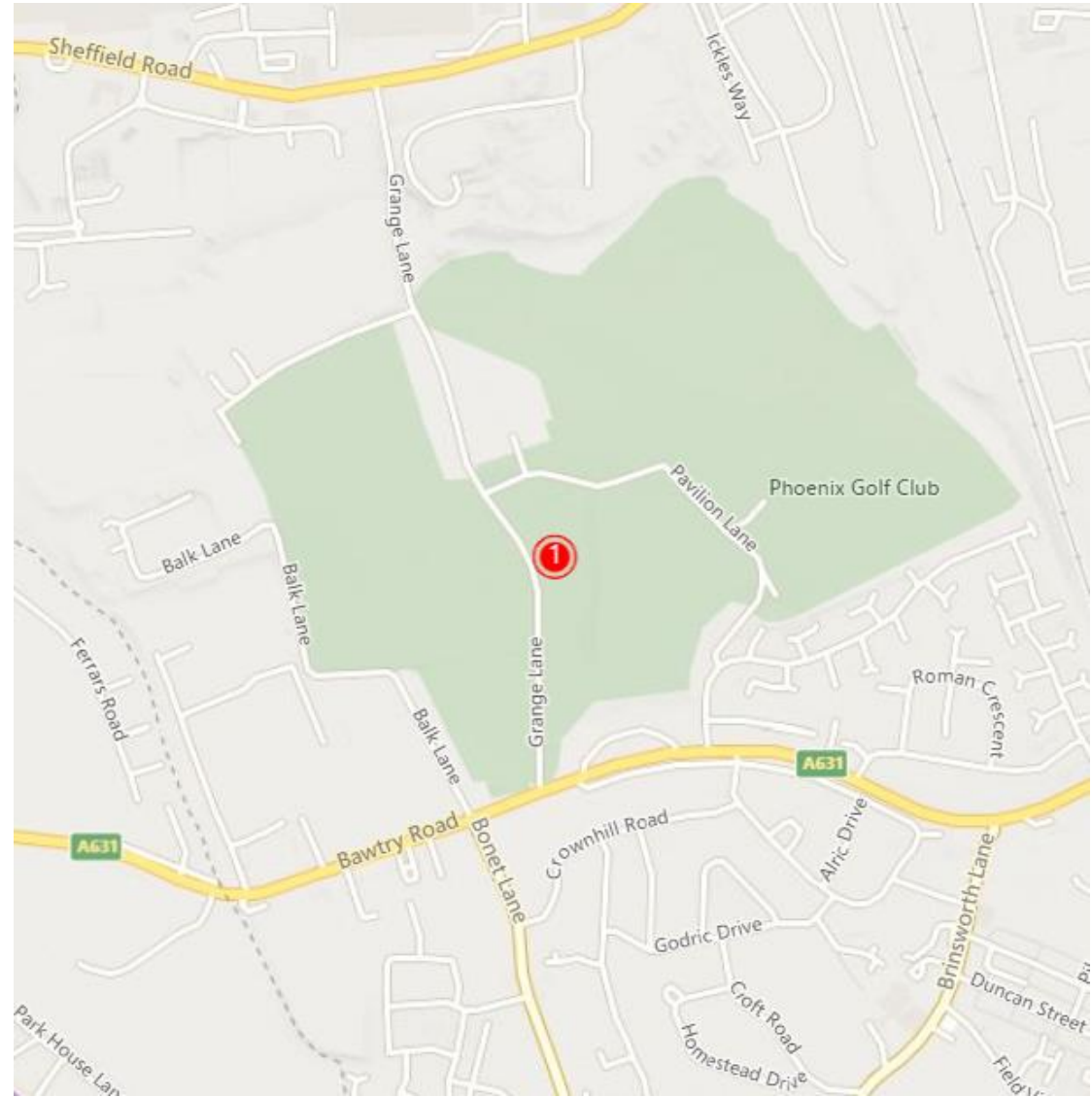
The Land is held Freehold, forming part of the Title SYK284277. The land has previously been used as a driving range, forming part of the golf course.

### Anti-Money Laundering (AML):

To comply with AML Regulations, identity checks and confirmation of the source of funding is required from any purchaser or lessee.

### Privacy Policy

See <http://craven-wildsmith.co.uk/about/privacy-policy/>



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## HOW WE CAN HELP YOU.

Craven Wildsmith advise both Landlords and tenants. We can do everything from finding a property to selling it and everything between. Are you **looking for a property** to occupy or as an investment, we have a **property finding service** for residential and commercial properties for both occupation and investment.

Once you have found the property you need to determine if it is the right one. We offer pre purchase or pre tenancy advice including **surveys, valuations and reports on condition**. **Tenants need to take advice before signing a lease; it can save £100,000s at the end of the lease.**

**Do you have a property or portfolio to MANAGE?** Craven Wildsmith specialise in the letting and management of all types of RESIDENTIAL & COMMERCIAL property. During the term of the lease many types of issues arise including rent reviews, landlord and tenant disputes, dis-repair, rent payment difficulties etc. At the end of a lease we can help with renewal of the lease to the existing tenant or vacation of the property including dealing with any dilapidation (disrepair) or other outstanding issues. We can then **SELL OR LET the property as Craven Wildsmith** – we specialise in the sale and letting of most types of commercial property.

**Even if you are not buying or renting from Craven Wildsmith call us on 01302 36 86 86 to discuss how we can help you.**

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6. In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists impression or architects drawings or specification or scope of works or amenities, infrastructure or services, or information concerning views, character or appearance and timing concerning availability or occupation and the prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Craven Wildsmith shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.