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- **Freehold Land with Potential (see note)**
- **Site Area 1,170 sq.ft.**
- **Full Vacant Possession**

Location:

The land is located in this residential area with Strauss Crescent leading off the south side of Tickhill Road which forms part of the A361. Tickhill Road is a main thoroughfare leading to the centre of Maltby located approximately 0.5 mile to the east. The majority of housing in Strauss Crescent is of 70's style terraces of housing and is also where the local Crags Community School is located.

Site Area:

1,170 sq ft

Description:

The property comprises this parcel of level land extending to some 1,170 sq ft formerly part of the garden to the adjoining house (see note) . The land is sold on an unconditional basis , purchasers considering development potential for this site are deemed to rely upon their own enquiries.

Note:

Purchasers should note that the freehold title SYK16726 to be conveyed in this sale includes the fire damaged house 111 Strauss Crescent (part of title) which was sold in 2022 but the buyer has never registered their title, taken occupation or carried out any works at 111 Strauss Crescent. The property is sold subject to the encumbrances on the Property and the Buyer will raise to requisitions on them.

To View:

By application to the site, no prior appointment is required.