

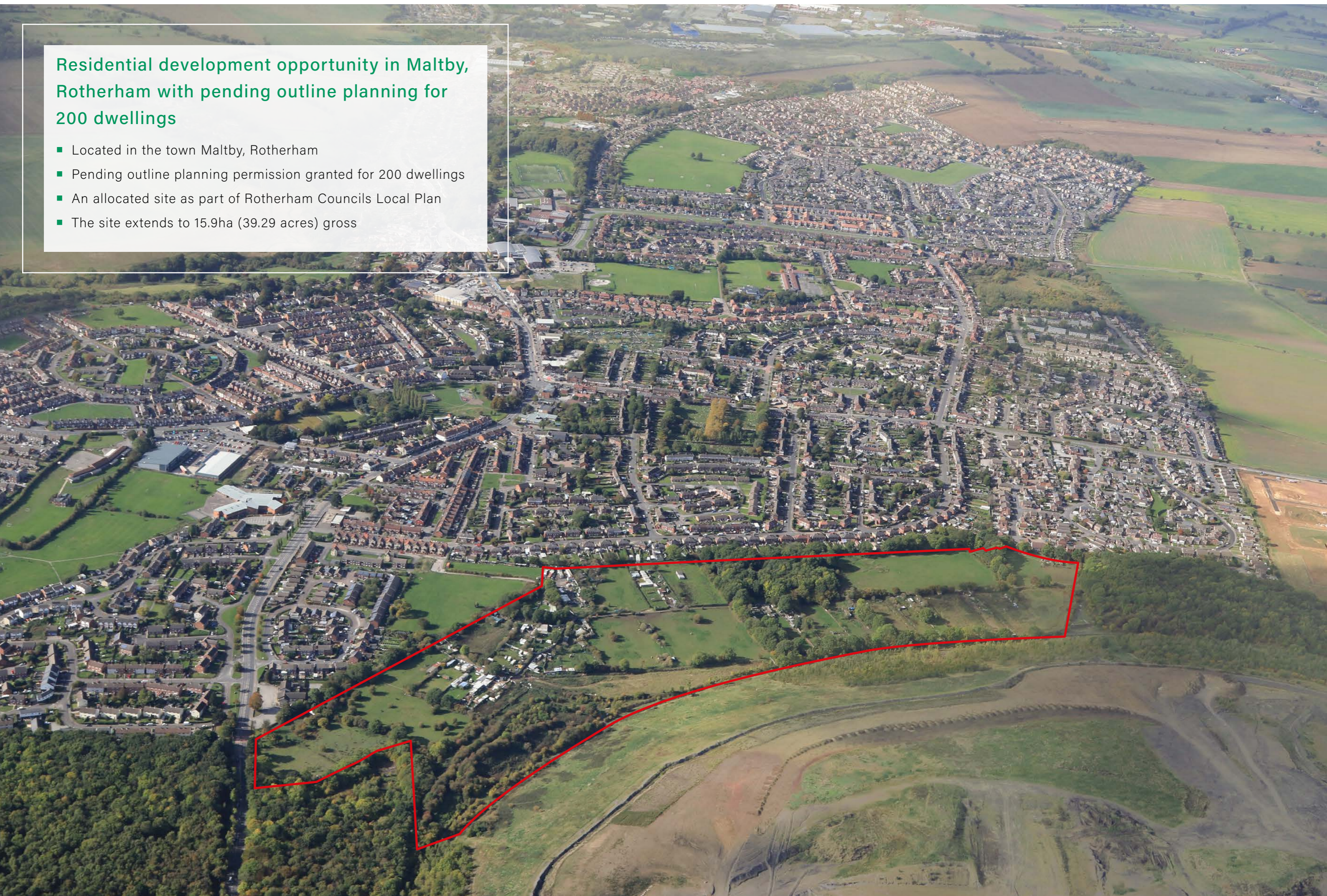
RESIDENTIAL DEVELOPMENT OPPORTUNITY

LAND NORTH OF
TICKHILL ROAD
MALTBY, ROTHERHAM

S66 7PW

Residential development opportunity in Maltby, Rotherham with pending outline planning for 200 dwellings

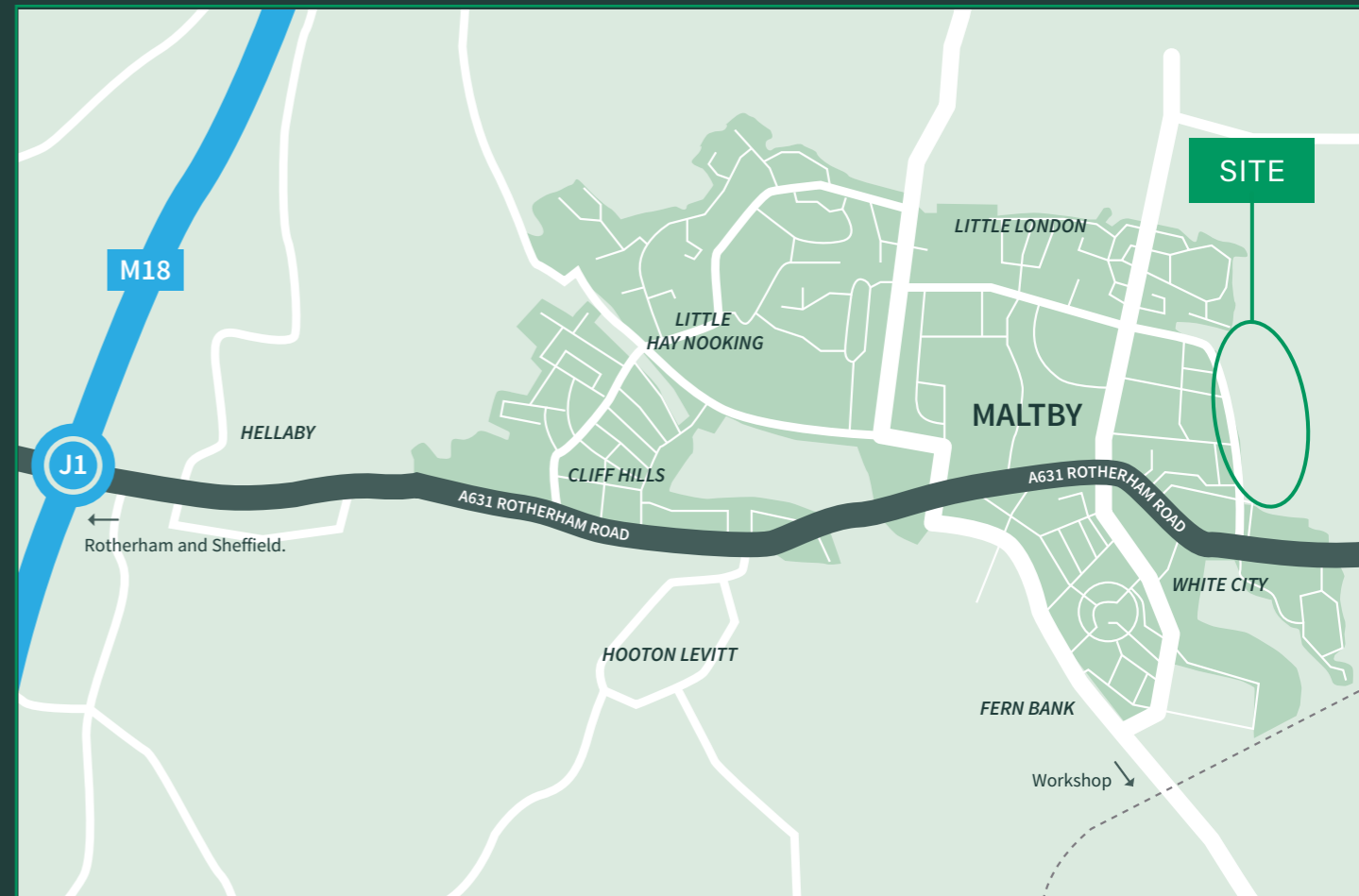
- Located in the town Maltby, Rotherham
- Pending outline planning permission granted for 200 dwellings
- An allocated site as part of Rotherham Councils Local Plan
- The site extends to 15.9ha (39.29 acres) gross





The site is located approximately 8.5 miles east of the market town of Rotherham, in the metropolitan borough of Rotherham, South Yorkshire. Maltby is also located between Doncaster and Sheffield, which are located 9.5 miles north and 14 miles south west respectively.

The town is served by a regular bus service, every 10 mins: the X1 SteelLink service to Sheffield runs via Rotherham town centre and the Meadowhall Shopping Centre. In addition, there is also a service which runs through Maltby every 30 mins in the daytime travelling to Rotherham and Doncaster.



The subject is situated on the eastern fringe of Maltby, 0.7 miles east of Maltby Town Centre and its amenities. The site lies to the north of Tickhill Road (A631) which, provides direct access to Maltby Town Centre and beyond only 2.7 miles to junction 1 of the M18 motorway in a westerly direction. The M18 connects to the M1 motorway to the south and the A1 motorway to north.

Maltby Town Centre provides various amenities including a Tesco Superstore, Leisure Centre, a number of independent shops, restaurants and bars.

Access to the site will be provided from Tickhill Road, however, currently it is provided from a Public Right of Way to the south west corner of the site off Glencairn Close, which is a small residential street. The surrounding area predominately comprises woodland to the north, agricultural land to the south, the former Maltby Colliery to the east, and residential development to the west.

The immediate area is served by a number of good Primary and Secondary schools within a short distance of the site:-

- **Primary**
St Mary's Catholic Primary School
- **Primary**
Maltby Hall Infant School
- **Primary**
Crags Community School
- **Secondary**
Maltby Academy
- **Primary**
Maltby Manor Primary School

Planning

The site is allocated (site ref. H70) through Policy SP1 of the Sites and Policies Document for residential development as part of Rotherham Council's Local Plan. As such, it is evident the site is suitably located for such development and that, in principle, subject to addressing other matters, a residential development at this location would satisfy the economic, social and environmental dimensions of sustainable development. Furthermore, it would contribute positively to the aims and objectives of the Development Plan.

The landowner has submitted an outline planning application with all matters reserved other than access, briefly comprising:



Circa 200 dwellings of between 2 and 4 no. bedrooms and varying house types, including associated parking



A new access directly off A631/Tickhill Road



Approximately 100 no. allotment units to be accommodated on the 1.2 ha northern part of the site



Existing Public Open Spaces of approx. 3 ha (incl. woodland) to the west of the centre of the site to be retained and enhanced



Method of Sale

The subject site is for sale by way of Private Treaty; however we reserve the right to conclude the marketing by an Informal Tender process.

Viewings

Access will be provided to the site through a number of viewing dates. We ask interested parties refrain from entering without prior consent.

Offer Deadline

We are inviting offers on a conditional and unconditional basis by **12 noon on Thursday 9 February 2023**.

An offer pro-forma will be provided within the data room, we ask interested parties to complete this in full as part of their offer submission.

Further Information

A dedicated data room has been set up with access available on request, where you can view/download all available documents, which include:

- Planning Application
- Site layout plan
- Technical pack

The planning application can also be viewed by visiting the Rotherham Council Public Access website and searching by application number RB2022/1638.

Title

The property is registered at H M Land Registry with title absolute in the name of Hargreaves Maltby Limited (Co No 08258952) with title numbers SYK698374, SYK690353 and SYK618527 (part).

The site will be sold with clean title and vacant possession.

VAT

We understand the site has not been elected for VAT.



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Further Information

For further information or to make viewing arrangements please contact:

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