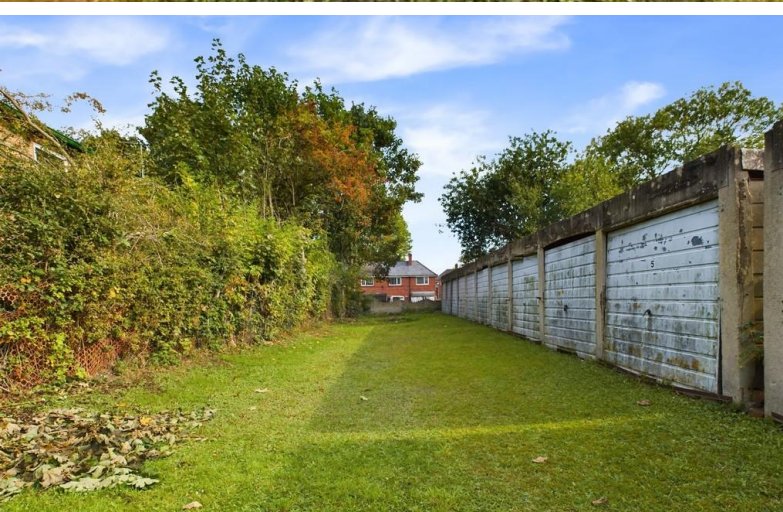


FOR SALE



Lord Street, Clifton

0, 0 Bathroom, Land for sale

Auction Guide Price £120,000



Lord Street, Clifton

0, 0 Bathroom

Auction Guide Price £120,000

- LAND FOR SALE WITH FULL PLANNING PERMISSION FOR 3 DWELLINGS
- TWO SEMI DETACHED BUNGALOWS AND ONE DETACHED HOUSE
- ALLOCATED PARKING FOR EACH



Auction Price £120,000

Nestled at the end of a cul-de-sac in a popular residential area, this prime piece of land presents an outstanding opportunity for developers and investors alike. With planning permission in place for three dwellings-including two semi-detached BUNGALOWS and one detached DWELLING - this land is perfectly positioned to benefit from easy reach of local amenities.

This spacious plot boasts ample space for the planned development with allocated parking. The approved plans showcase modern, contemporary designs that appeal to families and first-time buyers, ensuring high demand upon completion. The opportunity to build two semi-detached BUNGALOWS along with a detached DWELLING offers versatility and potential for a variety of lifestyle needs.

Clifton Park is a short walk and is known for its sports, children's play areas, beautiful gardens, museum and recreational facilities. Families will appreciate the numerous outdoor activities available, promoting a healthy, vibrant lifestyle. Just around the corner, residents can enjoy a variety of local shops, cafes, and essential services, making day-to-day errands convenient and hassle-free. A brief drive or a pleasant stroll will lead you to the town centre including major supermarkets. The central location ensures that residents enjoy all the urban conveniences while retreating to the calm of their own neighbourhood.

With the increasing demand for housing in the area, this development site represents a promising investment opportunity. The combination of a popular residential location, planning permission, and the potential for high-quality dwelling designs ensures strong interest from buyers or renters.

This property is for sale by the Modern Method of



Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

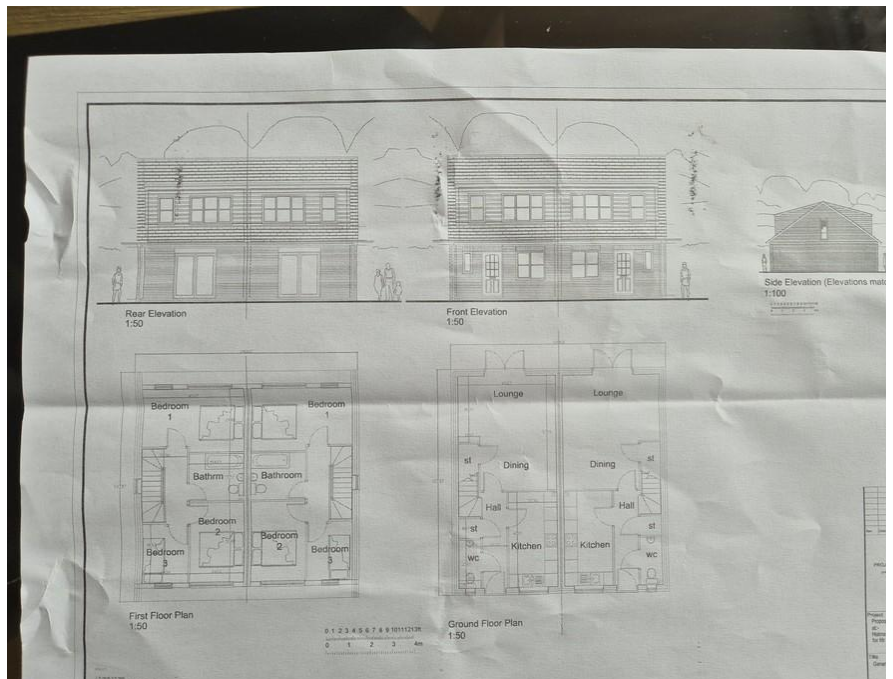
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

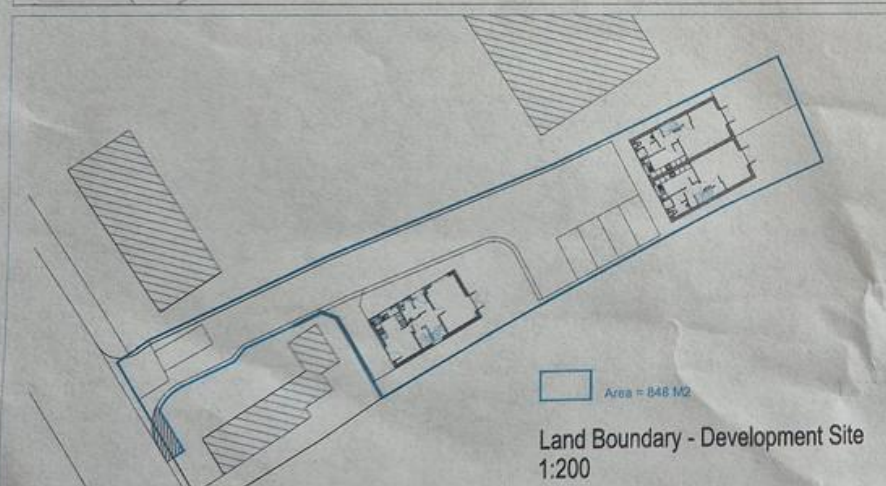
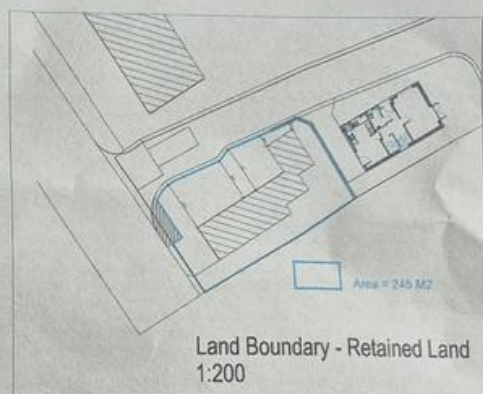
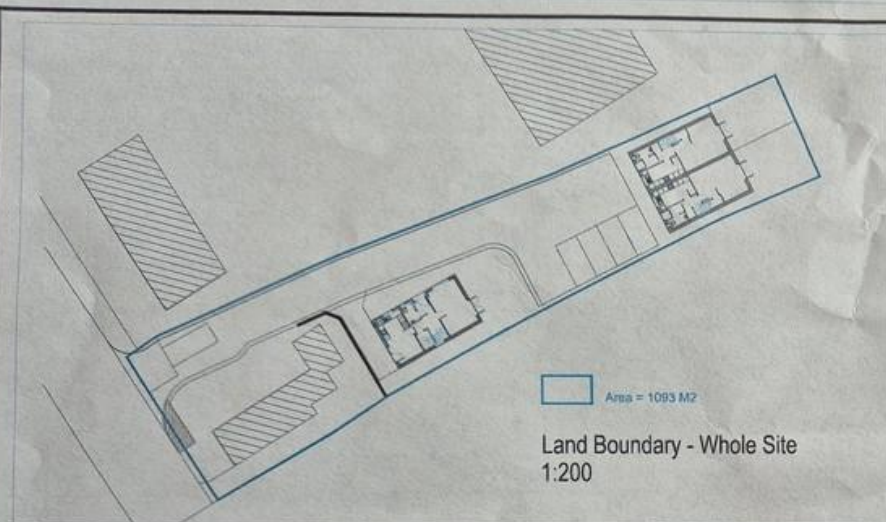
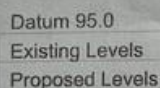
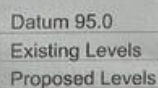
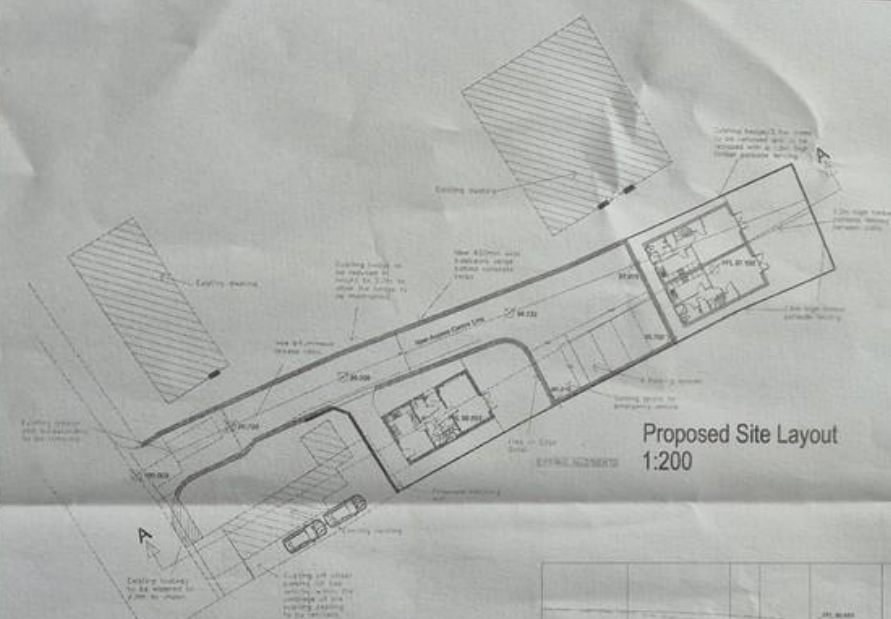
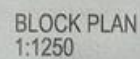
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional



| | |
|---|-------------------------------|
| Rotherham Metropolitan Borough Council | |
| Reference RB2023/1287 | Decision Date 31 July 2024 |
| Town and Country Planning Act 1990 | |
| Ariane Design and Project Management Ltd Mr M Walsh 150, The Old Mill Lane Widewater Rotherham S68 1US | |
| Location and Location Demolition of garages and erection of 3 dwellings including access and parking at Holme Lodge, Lord Street Clifton Rotherham. | |
| You are hereby notified that your application for Planning Permission for the above development was GRANTED CONDITIONALLY on 31 July 2024. | |
| Conditions Imposed: The Development Management Procedure Order 2015 requires that planning conditions that require particular matters to be approved before development can start. Condition numbered 13 of this permission requires matters to be approved before development works begin; however, in this instance the condition is justified because: 1. In the interests of the expedient determination of the application it was considered that the condition should be imposed. The condition is imposed by planning condition rather than unnecessarily extending the application process to allow these matters of detail to be addressed pre-determination. 2. The details required under condition number 13 is fundamental to the acceptability of the development. It is considered that the condition is required to satisfy these conditions is such that it would be inappropriate to allow the development to proceed until the necessary approvals have been secured. | |
| 01 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission. | |
| Reason In order to comply with the requirements of the Town and Country Planning Act 1990. | |
| 02 | |



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Martin & Co Rotherham

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01709 544982

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.