FOR SALE
Land at Fenton Road (Former Bradgate Quarry), Kimberworth, Rotherham, S61 1TL

- Prime Residential Development Site
- Total site area extending to 2.65 hectares (6.5 acres)
- Offers invited on a conditional or unconditional basis
Location
The subject site lies approximately 1.2 miles west of Rotherham Town Centre and is located in the popular area of Kimberworth at the top of Fenton Road hill. The site has good access to local amenities and is 5 minutes away from Meadowhall Shopping Centre located at junction 34 of the M1 motorway, which is accessed via the A6109.

Description
A prime residential development site which is currently used as scrub land/incidental greenspace with some self set trees and bordered by hedgerows. The site gently undulates and falls from its highest point in the North West corner to its lowest point in the South West corner. The site benefits from views over open countryside and adjoins a SSSI which is the former Bradgate Quarry.

To the East of the site is a small contemporary development of 23 houses while the Western boundary adjoins Fenton Road from which the site takes its access. To the South of the site lies the SSSI with the Northern boundary adjoining open fields.

Area
Extending to 2.65 Hectares (6.5 Acres) or thereabouts.

Planning
The site is allocated as a residential area within the adopted Unitary Development Plan. Interested parties are advised to make their own enquiries with the Planning Authority.

Tenure
The site is being sold FREEHOLD with VACANT POSSESSION.

Offers
Offers are sought on a conditional basis. Please refer to the Terms of Offer attached to these particulars for further details.

Viewings
On site at any reasonable time. Any prospective purchasers are to indemnify the vendors at all times while on site for the purposes of viewing.
The joint agents for this sale are:

**Marcus Rudkin**  
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Terms and Conditions

**Property Misdescriptions Act 1991**

The Vendors hereby give notice that:  
These particulars are set out as a general outline for guidance of intended purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and any other details are given without responsibility. Any intending purchasers/tenants should not rely on them as statements or representative of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Neither the Vendors, nor any of its officers, has any authority to make or give any representations of warranty, whatever in relation to this land/property.

Asset Management, Riverside House, Main Street, Rotherham, S60 1AE