



Offers in the region of £150,000

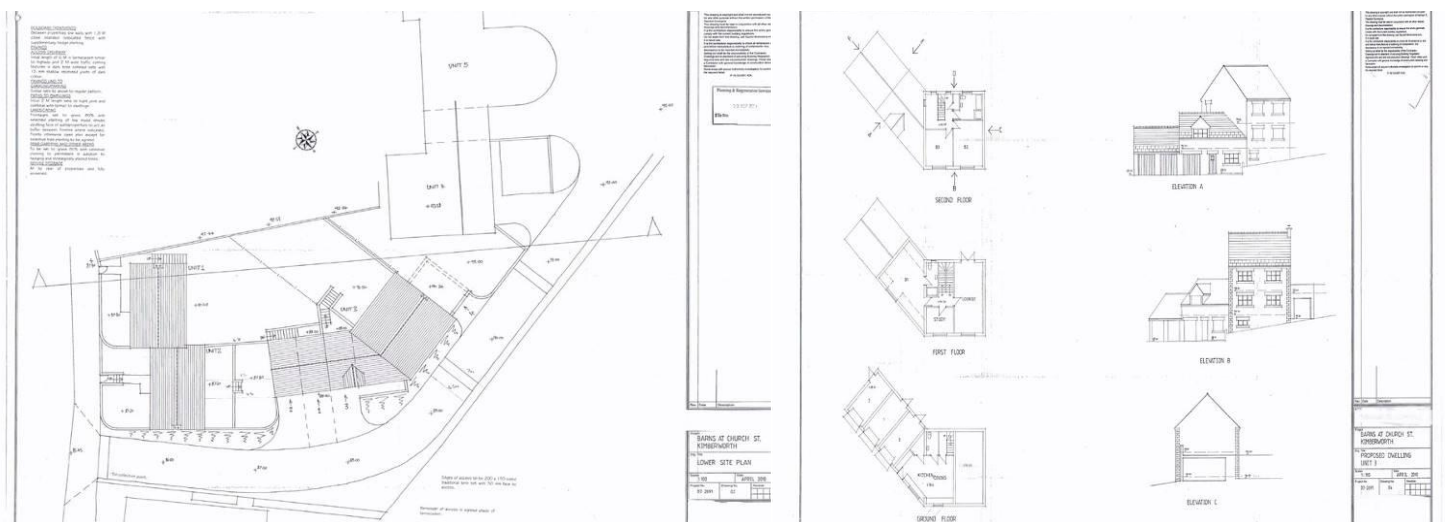


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Land to the Rear of the Manor Barn Pub

Church Street

Kimberworth, S61 1EP



**ATTENTION DEVELOPERS CAN YOU AFFORD NOT TO TAKE A LOOK?** Offered to the market are two historic, stone built barns on a good size plot in the popular Kimberworth area, suitable for redevelopment. The exclusivity potential of the site lends itself to the creation of high quality dwellings which in our opinion would attract a premium for the area.

The grade two listed buildings were built circa 1694 and stand in quiet area next to the Old Manor House, behind the Manor Barn public house. The planning consent for the demolition of one barn to allow for the building of two semi detached homes and the conversion of the other into one larger 3 storey detached dwelling was granted in 2011 and has since lapsed. The latter in our opinion has potential to be 3 smaller, town houses, subject to a revised planning application. Enjoying an elevated position, the site would be accessed via a new private road from Church Street.

The two semi-detached properties would overlook Church Street, and the detached property would be set back in a more secluded spot, adjacent to the existing Manor House.

Kimberworth village is located approx. 2 miles to the west of Rotherham town centre, with good local amenities, including shopping, schooling and entertainment. Transport links are excellent, with regular bus services into Rotherham. The M1 motorway network at Junction 34 (Meadowhall) is only a mile or so away.



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect our decision to buy, please contact us before viewing the property. C1235

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**PRS** Property Redress Scheme



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