



221 Moorgate Road, Rotherham, S60 3BD

**£1,000,000**

### LAND FOR SALE

The esteemed local architects, John Box Associates, have created the drawings.

## Land Information

Discover the opportunity to purchase an individual building plot on the highly sought-after Moorgate Road. Sold as a whole with pre planning for 3 dwellings.

The esteemed local architects, John Box Associates, have created the drawings, and all relevant information is available on the Rotherham Planning portal under reference RB2021/1245.

These plots are well-screened from Moorgate Road by large mature trees and shrubbery, alongside a retaining stone wall.

The location offers excellent road links for commuters, being close to the M1 at Junction 33 and Sheffield Parkway.

## Floor Plan

### Area Map



### Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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