



Potential Development Site Allott Close, Ravenfield, Rotherham, South Yorkshire, S65 4NY

**Offers In The Region Of £950,000**

DEVELOPMENT LAND. The site offers a rare opportunity for development in such a sought after location with proposed access from the already established Allott Close Development. (1.30 acres).

## **Amenities**

With easy access to the M18 (M1) motorway network junction 1 at Hellaby which is within 10 minutes drive and within commutable distance of Rotherham, Sheffield and Doncaster. There are suburban shopping amenities within Ravenfield and of a more comprehensive nature in nearby Wickersley

## **Directions**

On approaching from Bramley head north on Moor Lane South continuing through the crossroads and taking the next left turn onto Allott Close, then turning right and left where the site is visible from the cul-de-sac.

## **The Site**

(Allocated Reference H64)

## **Access**

Access to the site will be between numbers 21 and 22 Allott Close over a piece of land that forms a continuation of the roadway on Allott Close and that is within the ownership of our clients.

## **Services**

Mains services of gas, water, electricity and drainage are available directly adjacent to the site.

## **Tenure**

The site is Freehold.

## **Planning**

We believe the site is best suited to larger detached homes, albeit any proposal can be made to Rotherham Metropolitan Borough Council Planning Department.

# Floor Plan

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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