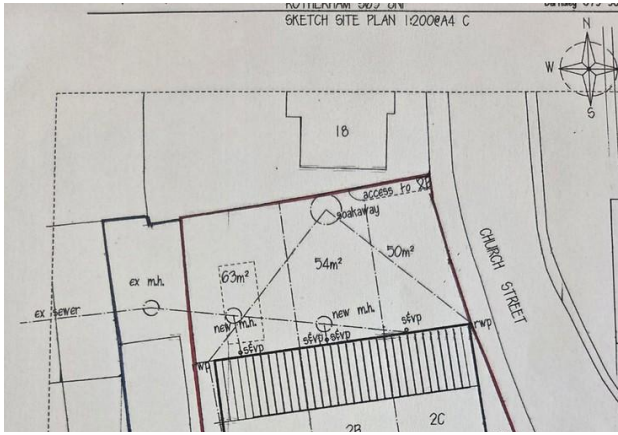
FOR SALE









Cemetery Road, Bolton Upon Dearne
Auction Guide Price £170,000

MARTIN&CO







Cemetery Road, Bolton Upon Dearne

3 Bedrooms, 1 Bathroom

Auction Guide Price £170,000

- **End terrace**
- **Land with outline planning permission**
- **Drive and garage**
- **No chain**

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

Offered for sale with NO ONWARD CHAIN, Cemetery Road represents an interesting opportunity combining an existing three-bedroom end terrace house requiring refurbishment with adjoining land that benefits from a grant of outline planning permission for three townhouses with parking. Planning Application No. 2025/0850 relates to the adjoining land, making this a proposition likely to appeal to developers, investors and purchasers looking for a project with development potential.
The existing house offers well-proportioned accommodation over two floors, with three double bedrooms, two separate reception rooms, a cellar and a ground floor bathroom. The property would benefit from a programme of modernisation and refurbishment, allowing the next owner to update the accommodation and consider how best to make use of the existing layout alongside the adjoining development opportunity, subject to all necessary consents.

The accommodation begins with the lounge.The separate dining room provides a second reception area and also gives access to the cellar. Completing the main living accommodation on the ground floor is the kitchen, together with a downstairs bathroom. The current arrangement provides a clear starting point for refurbishment, with potential for a purchaser to redesign and modernise the space to suit the intended use of the property.
On the first floor, the landing provides access to three double bedrooms. The presence of three double rooms is a useful feature, particularly for purchasers considering the property as a family home, rental investment or as part of a wider development project.
Outside is where the sale becomes particularly noteworthy. The property currently has a driveway leading to a garage together with a larger than average garden and the adjoining land. However, purchasers should refer carefully to the approved outline planning information and associated plans to understand how the outside space, access, parking and boundaries would change should the proposed development be









taken forward.
The adjoining land has been granted outline planning permission for the construction of three townhouses with parking under Application No. 2025/0850. This creates an opportunity to acquire an existing house and a development site within one purchase. Any purchaser intending to proceed with the development should satisfy themselves regarding the precise terms and conditions of the planning permission, reserved matters, access arrangements, services and any other requirements imposed by the relevant authorities.
For commuters, Bolton-upon-Dearne railway station is a particularly useful local transport link, providing rail connections towards Sheffield and Leeds as well as other destinations across the regional network. Road links also make the area practical for travel towards Barnsley, Rotherham, Doncaster and Sheffield, with the wider Dearne Valley road network connecting to major routes across South Yorkshire.
Purchasers are advised to review Planning Application No. 2025/0850 and the accompanying plans and documentation in full before making any decisions regarding the development potential of the site.

LOUNGE A good size lounge with front facing window and front facing entrance door.

DINING ROOM A second generous size reception room with side facing window.

BREAKFAST KITCHEN Having wall and base cupboards, single bowl sink, plumbing for washing machine, space for fridge, gas cooker point, tiled splash back, side facing entrance door and side facing bay window.

INNER LOBBY

DOWNSTAIRS BATHROOM Having a three piece suite which comprises of a low flush w.c, wash hand basin, bath with shower over, tiled walls and rear facing window.

FIRST FLOOR LANDING

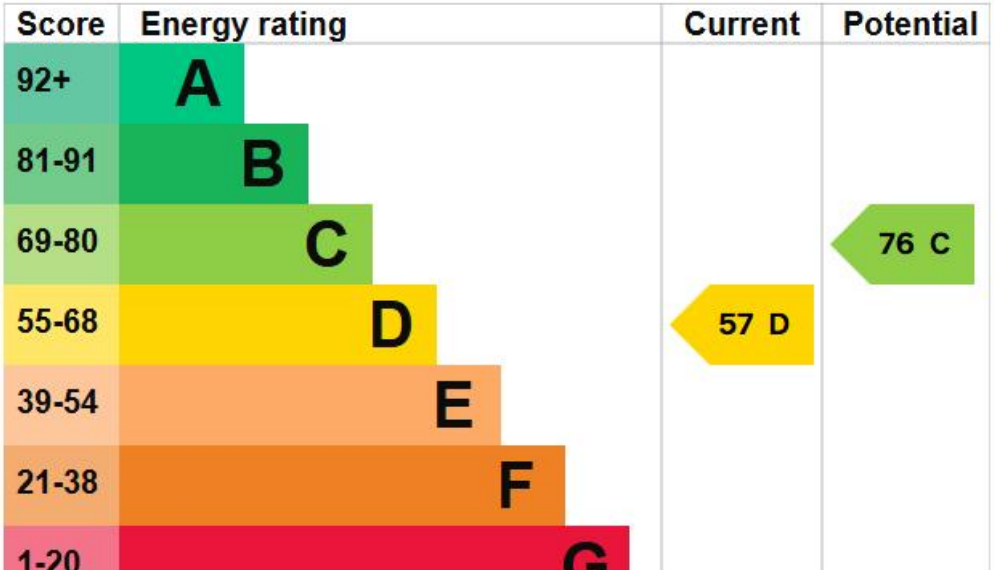
BEDROOM ONE A double size room with front facing window.

BEDROOM TWO A double size room with side facing window.

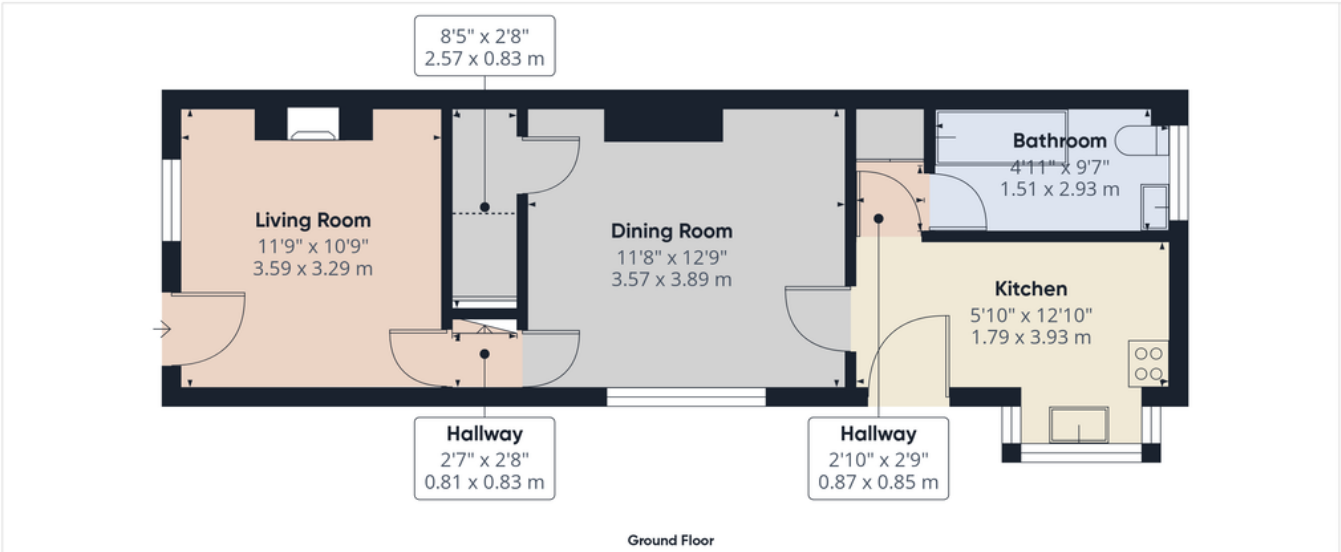
BEDROOM THREE A double size room with side facing window.

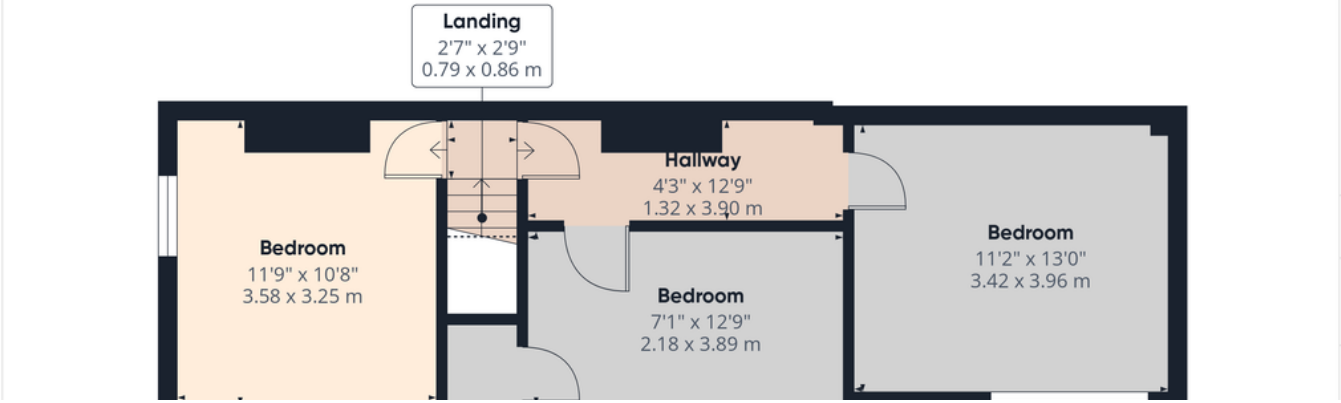
OUTSIDE Currently there is a forecourt style garden to the front. There is a drive to the side with a single garage with a larger than average garden to the size, mainly laid to lawn. Please see plan that shows the outline planning and how the plot will be split.











Approximate total area(1)

882 ft²

81.8 m²

Reduced headroom

10 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are

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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, seller(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.

The Property Ombudsman