



TOTAL FLOOR AREA: 1756 sq.ft. (163.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.
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**EADON
 LOCKWOOD
 & RIDDLE**
 ESTD 1840

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241, Wickersley Road, Rotherham, S60 4JS

Offers In The Region Of £530,000

241 Wickersley Road, Rotherham, South Yorkshire, S60 4JS

Description

An exceptional opportunity has arisen on Wickersley Road, offering a substantial triple plot with outline planning permission (Ref: RB2024/1419) for a pair of semi-detached houses (each approximately 1,420 sqft) in addition to an existing larger-than-average semi-detached property. Whether you are a developer looking for your next project, an investor seeking high-potential land, or a homebuyer wanting a spacious property with future prospects, this offering presents an exciting and versatile investment.

Land with planning permission in this sought-after area is rarely available, making this an unmissable opportunity to bring a residential development to life in a desirable location. With the right vision, this site could be transformed into a fantastic new housing scheme that caters to the high demand for quality homes in Rotherham. The large plot size ensures ample space for well-designed properties with parking and gardens, making it an attractive prospect for future buyers. The site's excellent positioning within an established residential area means that new homes here will benefit from strong demand, with local amenities, schools, and transport links all within easy reach.

In addition to the development land, the plot also features a well-presented three-bedroom semi-detached house that provides a comfortable home with further potential. The property offers generous living space with two well-proportioned reception rooms that are ideal for both family life and entertaining. The kitchen is functional and well-sized, with the opportunity to extend to suit individual needs. Upstairs, three spacious bedrooms provide flexibility for growing families or professionals. A large garage and additional storage space add further practicality, with the potential for conversion if desired. The home is complemented by a generous garden area, creating a fantastic outdoor space for relaxation or further development opportunities. For those looking to retain and enhance the existing home, there is scope for modernisation or extension, subject to the necessary permissions. Alternatively, a buyer may choose to redevelop the entire site to maximise its full potential.

Wickersley Road is a highly regarded area, benefiting from an excellent range of local amenities, including shops, cafes, and restaurants. The property is well-placed for outstanding schools, making it an ideal choice for families. Transport links are excellent, with easy access to Rotherham town centre, Sheffield, and major motorway networks, ensuring connectivity for commuters and residents alike.

This combination of a sought-after location, outstanding development potential, and an existing family home makes this an incredible investment opportunity—whether you're looking to build, renovate, or create a mix of both.

- Triple plot with planning permission (Ref: RB2024/1419) for two approx 1420sqft semi-detached homes
- Existing spacious three-bedroom semi-detached property with further potential
- Prime location with high demand for quality homes in Rotherham
- Large plot allows for well-designed homes with parking and gardens
- Excellent local amenities, schools, and transport links nearby
- Versatile investment—ideal for development

