GROUND FLOOR
1204 sq.ft. (111.8 sq.m.) approx.

1ST FLOOR
893 sq.ft. (83.0 sq.m.) approx.

TOTAL FLOOR AREA : 2097 sq.ft. (194.8 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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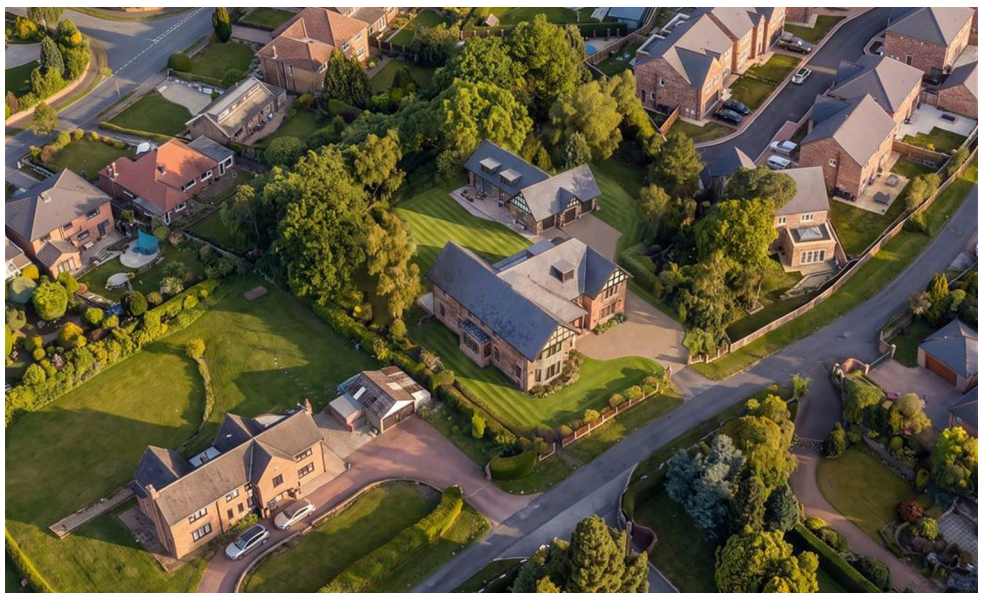

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Thornbridge, Sledgate Lane, Rotherham, S66 1AN

Offers In The Region Of £1,195,000

Thornbridge Sledgate Lane, Wickersley, Rotherham, S66 1AN

A RARE DEVELOPMENT OPPORTUNITY WITH PLANNING PERMI

There are very few opportunities in Wickersley that offer the combination of almost 0.7 acres, an elevated position, far-reaching views and significant development potential presented by this exceptional site on Sledgate Lane. Occupying one of Wickersley's most sought-after and established residential addresses, this substantial plot provides a rare opportunity to create an impressive private residence in a highly desirable setting, surrounded by established properties and enjoying an enviable outlook across the surrounding landscape.

Planning permission is already in place under Application Reference RB2026/0874 for a comprehensive development of a substantial and individually designed six-bedroom family home with extensive ancillary and leisure accommodation.

The approved scheme is an excellent example of the scale and quality of development that could be achieved on the site. It provides a superb principal residence incorporating generous reception and entertaining spaces, a spectacular open-plan kitchen, dining and family room, six bedrooms, multiple en-suites, dressing facilities, study, utility and boot rooms, together with a separate leisure suite, gym, steam room, sauna, guest accommodation and triple garage.

The proposed accommodation demonstrates the considerable potential of this exceptional plot, but the existing planning permission should not be regarded as the only option. For a purchaser with their own ideas, the site could provide the opportunity to explore an entirely different design or configuration, potentially creating a home tailored specifically to individual requirements. Subject to the necessary planning consents and approvals, there may be scope to seek amendments to the approved scheme or pursue a substantially different proposal altogether.

This could include reconsidering the layout, accommodation, architectural design, ancillary buildings, garage provision or overall configuration of the site, subject of course to planning policy and the relevant approvals. The existing property could therefore be viewed simply as the starting point for what could become a completely new and individually conceived residence.

Perhaps the most compelling aspect of this opportunity is the almost 0.7-acre plot. The elevated position, generous proportions and far-reaching views provide an exceptional setting for a substantial private home, while the surrounding established residential environment gives the site a prestigious and highly desirable address.

The grounds offer considerable scope for imaginative landscaping, extensive lawns, terraces, entertaining areas and private outdoor living, subject to the final design and planning requirements.

Whether a purchaser chooses to proceed with the existing consent, seek amendments to it or explore an entirely new scheme, the fundamental appeal of the site remains its position, scale, outlook and development potential.

This is not simply the purchase of an existing house. It represents a rare opportunity to acquire a substantial residential site in one of Wickersley's most desirable locations, with the considerable benefit of planning permission already established.

The approved scheme provides a clear indication of the site's potential, whilst leaving scope for a future purchaser to consider how best to utilise the land and create a home that reflects their own requirements and aspirations.

Opportunities of this scale and position are rarely available in Wickersley. Planning documents, proposed plans and further information are available upon request. Please call today for further information and to arrange a private viewing.

Planning Application Reference: RB2026/0874

- Prestigious and highly sought-after Sledgate Lane location
- Elevated position with far-reaching views
- Planning permission already granted for an impressive transformation PAR: RB2026/0874
- Potential for a superb six-bedroom family residence with a triple garage
- Separate annex with guest suite, gym, steam room, sauna and shower room
- Rare opportunity to create a substantial bespoke residence to your own vision
- Freehold / Council Tax Band F
- Please call today for more information