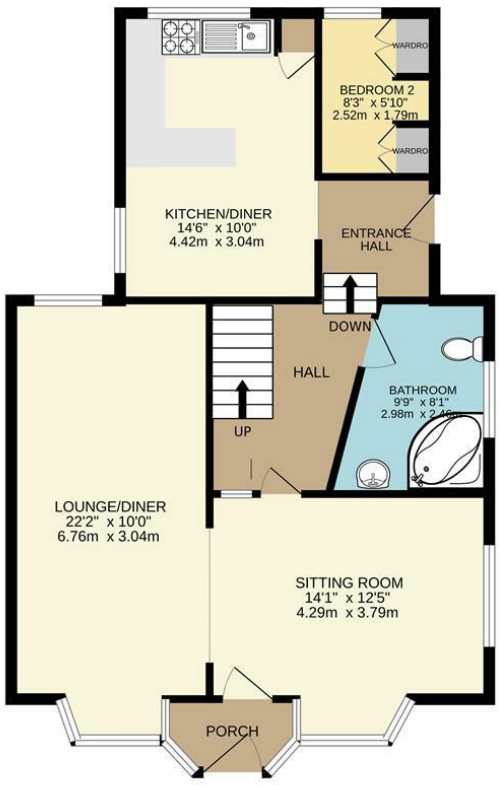
GROUND FLOOR
756 sq.ft. (70.3 sq.m.) approx.



1ST FLOOR
238 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.4 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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EADON LOCKWOOD & RIDDLE
ESTD 1840



68, Braithwell Road, Rotherham, S65 4LH

Offers In The Region Of £375,000

68 Braithwell Road, Ravenfield, Rotherham, S65 4LH

DEVELOPMENT OPPORTUNITY
An exciting and increasingly rare opportunity to acquire a two-bedroom detached bungalow occupying a substantial plot, with planning permission already granted for the construction of an additional four-bedroom detached house to the rear. Offering a wealth of possibilities for developers, builders and private purchasers alike, this is a property with considerable scope to create something truly individual.

The existing bungalow occupies the front section of this unusually long and generous plot and provides approximately 994 sq ft of accommodation, comprising a porch, entrance hall, lounge/diner, separate sitting room, kitchen/diner, two bedrooms and a bathroom. Externally, there is a detached garage, driveway parking and extensive gardens, with the depth and size of the plot being a particularly appealing feature.

The approved planning permission provides an excellent opportunity to develop a substantial four-bedroom detached house within the rear section of the garden, whilst retaining the existing bungalow. This offers the prospect of undertaking a development project without necessarily having to replace the current dwelling, making the site worthy of consideration by both private purchasers and those looking for a development opportunity.

There is also considerable scope to explore the future of the existing bungalow. A purchaser may choose to modernise and refurbish the property to create a home finished to their own taste, alongside the construction of the approved dwelling. Alternatively, there may be potential to replace the existing bungalow with a newly designed home, subject to obtaining the necessary planning permission and other consents.

Under the current planning approval, access to the proposed new dwelling is via the existing driveway. There may also be scope to investigate an alternative access from the bottom of the garden, subject to the relevant planning and highway approvals, potentially offering further flexibility in the layout and future use of the site.

Furthermore, there may be an opportunity to acquire additional adjoining land, subject to separate negotiations and availability. This could open up further possibilities for those with a wider vision for the site, although any additional development would be subject to the appropriate consents.

With planning permission already in place for a four-bedroom detached house, a substantial plot and several potential options for the existing bungalow, this is a property offering far more than meets the eye. Whether the aim is to refurbish the current home, build the approved dwelling or explore an alternative scheme, the opportunities make this a particularly interesting proposition.

We strongly recommend an early appointment to discuss the various possibilities and to appreciate the scale and potential of this unique development opportunity.

Important Information
Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Rare and exciting development opportunity
- Two-bedroom detached bungalow offered with no onward chain
- Substantial plot with extensive gardens
- Planning permission granted for an additional four-bedroom detached house
- Potential to refurbish, redevelop or explore alternative schemes, subject to consents
- Possibility of acquiring additional adjoining land, subject to negotiations and availability
- Freehold / Council Tax Band D
- Call today to discuss the various possibilities and to appreciate the scale and potential













