



Land Between 26-28, Merrill Road, Thurnscoe, Rotherham, S63 0PS

Asking Price £85,000

Prime Residential Development Site with Full Planning Permission

An excellent opportunity to acquire a residential development site benefiting from full planning permission for the construction of three dwellings, making it an ideal investment for developers, builders, or investors seeking a ready-to-go project. Situated on Merrill Road in the popular village of Thurnscoe, the site occupies a convenient residential location with excellent access to local amenities, schools, transport links, and the A1(M), M1, and surrounding South Yorkshire towns. Planning permission was granted by the Local Planning Authority under Application Reference 2021/1613 for the demolition of the remaining garages and the erection of three new dwellings with associated landscaping and parking. This consent provides purchasers with the opportunity to commence development, subject to satisfying any planning conditions, significantly reducing the time and uncertainty associated with obtaining planning approval.

Location

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The site is located between Nos. 28 and 30 Merrill Road in Thurnscoe, a well-established residential area. The village benefits from a range of local shops, schools, healthcare facilities and leisure amenities, together with rail services from Thurnscoe Station and excellent road links to Doncaster, Barnsley, Rotherham and Sheffield.

Planning

Planning

Planning permission was granted under the Town and Country Planning Act 1990 by Barnsley Metropolitan Borough Council under Application No. 2021/1613 for:

"Demolition of remaining garages and development of 3 dwellings with associated landscaping and parking."

Prospective purchasers are advised to satisfy themselves regarding the planning consent and any conditions attached to the permission.

Viewing

The site may be viewed from the roadside. Any internal inspections should be arranged strictly through the selling agents, Merryweathers Estate Agents.

A rare opportunity to purchase a consented residential development site in an established and well-connected location with the potential to deliver three new homes.

Floor Plan

Area Map



Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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