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Eddisons

**FOR SALE – FREEHOLD RESIDENTIAL DEVELOPMENT OPPORTUNITY
UNCONDITIONAL BIDS DUE BY 30 AUGUST 2024**

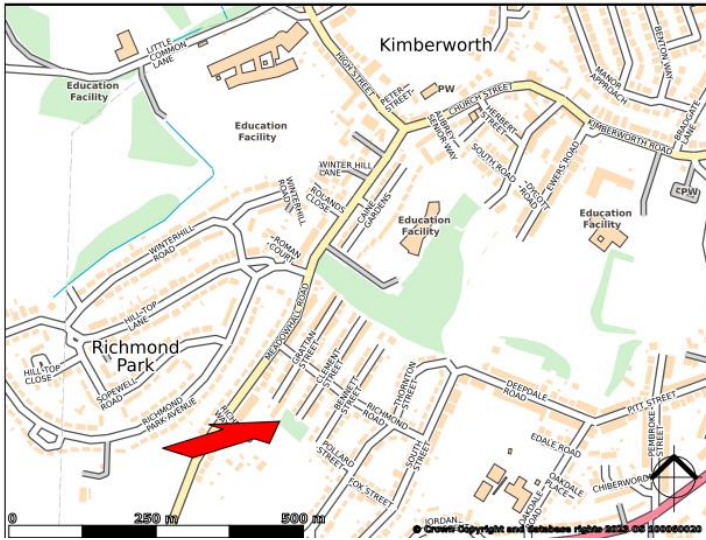


**LAND BETWEEN MEADOWHALL ROAD, POLLARD STREET AND
THORNTON STREET, ROTHERHAM. S61 2JZ**

Unconditional Bids due by 30 August 2024

- Residential Development Site
- Site extends to 1.91 acres (0.773 hectares)
- Residential Planning Consent for 30 bungalows granted Feb 2020

Size: 1.91 acres (0.773 hectares)



LOCATION

The site is situated between Pollard Street, Meadowhall Road and Thornton Street approximately 1.5 miles west of Rotherham Town Centre and a mile north east of the Meadowhall Shopping Centre in the suburb of Kimberworth.

To the north west of the site is the Trafford Meadow Apartment Complex. To the north and south east are residential properties with livery stables to the south west.

DESCRIPTION

The site comprises a rectangular site between Meadowhall Road, Pollard Street and Thornton Street which slopes downwards to the south east boundary extending to 1.91 acres (0.773 hectares) or thereabouts.

PLANNING

A former Planning Permission for residential development for 30 bungalows RB2019/0086 was granted on 7th of February 2020.

TERMS

Unconditional bids due by 30 August 2024

VAT

Prices are exclusive of VAT if chargeable.

TENURE

Freehold

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:- Eddisons
1 Blackburn Road
Sheffield
S61 2DW
Contact: Adrian Lunn
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Important Information

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Incorporating Fernie Greaves