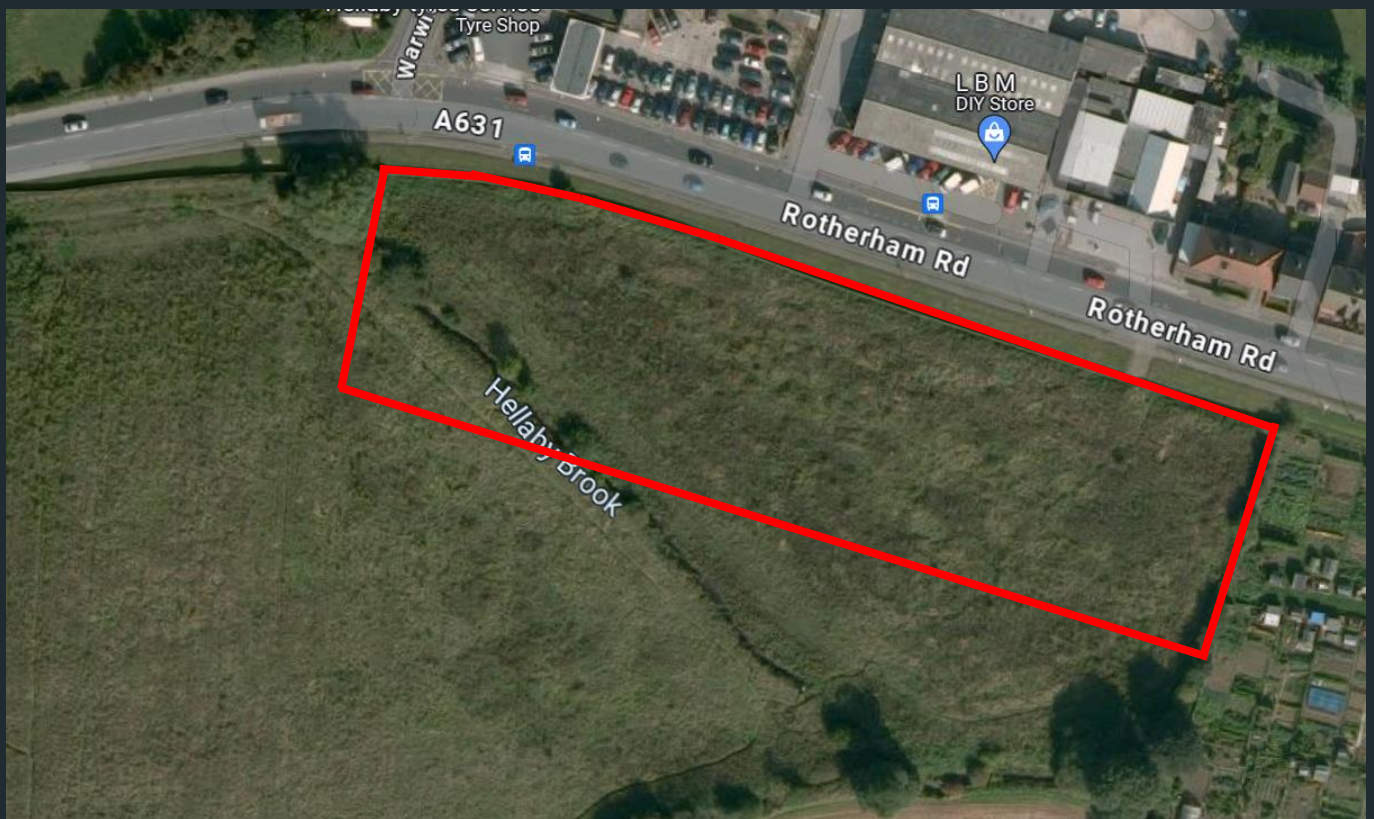


# FOR SALE

# LM<sup>ONE</sup>.E.

PROMINENT ROADSIDE SITE WITH  
PLANNING PERMISSION FOR  
RESIDENTIAL DEVELOPMENT



## LAND SOUTH OF ROTHERHAM ROAD, MALTBY, ROTHERHAM, S66 8ES

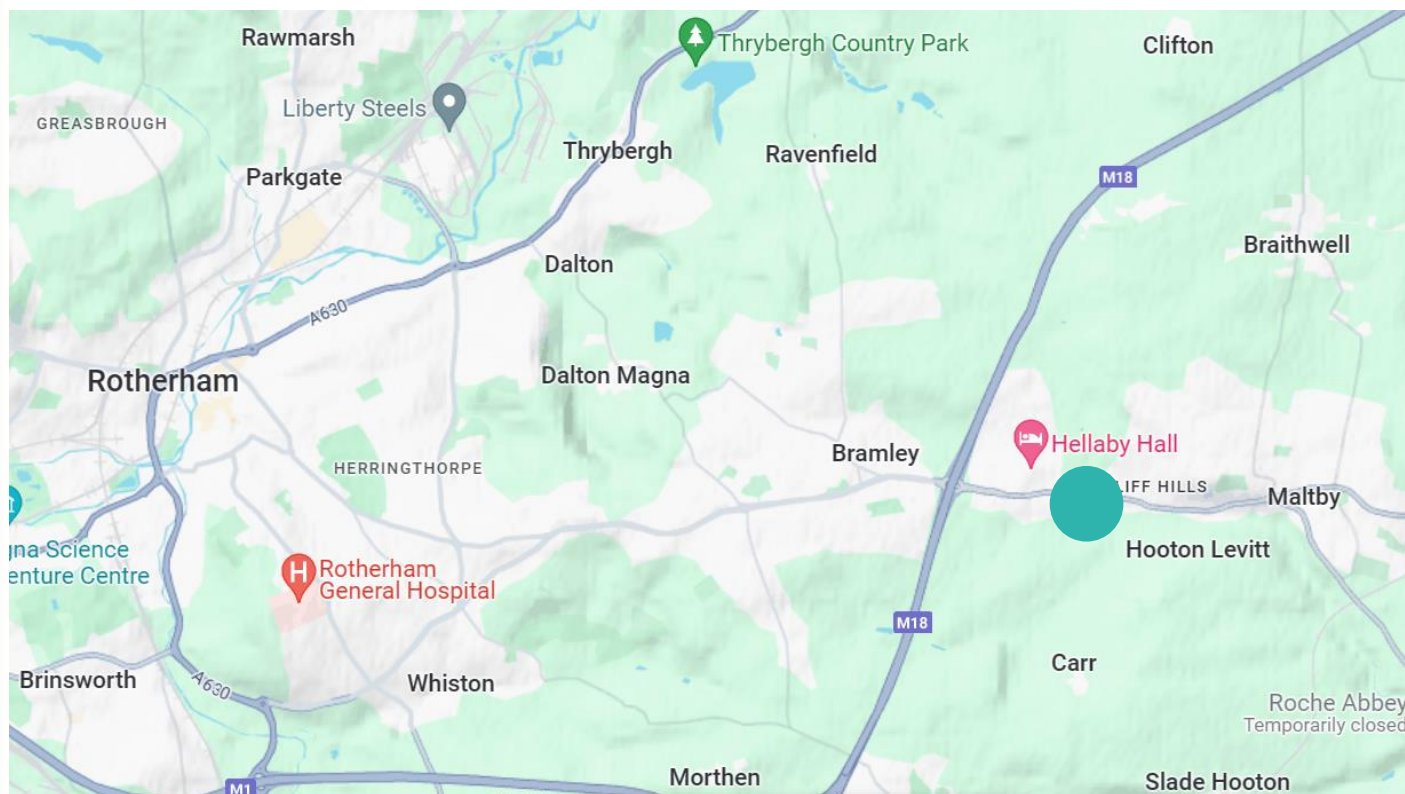
Price – On application

Size – 2.2 acres

- Freehold
- Prominent location fronting Rotherham Road
- Full detailed planning permission for residential development
- Junction 1 of M18 less than 1 mile west

# SALE CONSIDERATIONS

- Freehold
- 2.2 acres
- Price on application
- The site benefits from detailed planning permission for 84 apartments. Site has potential to increase massing to 140 units
- Excellent access to the M18 with junction 1 located under 1 mile to the West
- Previously undeveloped land which is unallocated on the Rotherham UDP with no historic planning applications associated with the site.
- Planning permission reference number - RB2019/1257
- All relevant plans and associated documents available on request.



## LOCATION

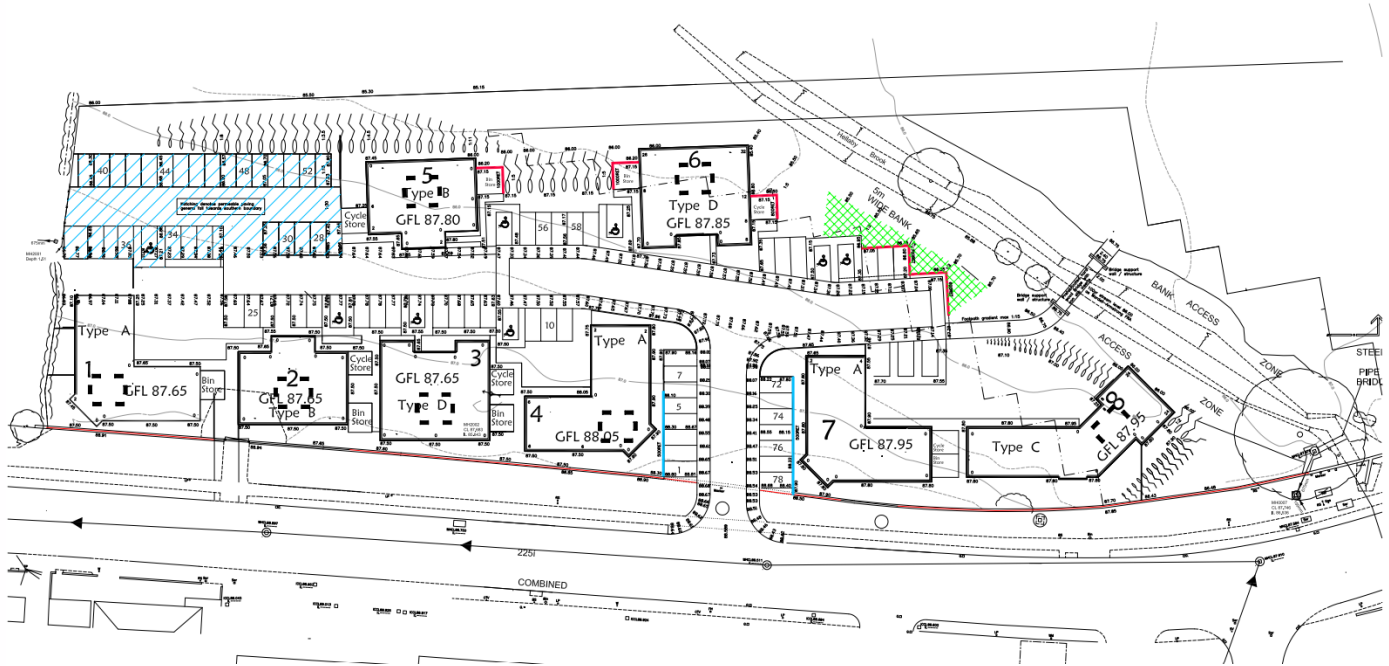
The site located on Rotherham Road (A631), to the south side opposite Maltby police station and in between Hellaby and Maltby. Maltby is within South Yorkshire and is 6.5 miles east of Rotherham and 11 miles east of Sheffield. Junction 1 of the M18 is under a mile to the west which connects to the M1

# DESCRIPTION

The site comprises of a plot of land extending to approximately 2.2 acres with access from Rotherham Road.

The site is generally level and undeveloped with a stone wall along one boundary and the public pathway. The remainder of the site is cut out of a larger piece of land.

Predominantly cleared throughout the site does have light vegetation and shrubbery due to lack of landscaping but no mature trees exist on this specific site.



# PLANNING

The site benefits from full detailed planning permission for residential development. Planning reference number – RB2019/1257. Planning for 84 apartments 24x 2 bed + 60x 1 bed, no social house allowance and a £30,000 106 contribution.

This site has potential to increase massing to approximately 140 apartments subject to planning.

It is understood planning conditions have been satisfied effectively removing the planning expiration date



## TERMS

The Freehold interest of the site is available for sale, price on application. Seeking unconditional offers

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## VIEWING

By prior arrangement with the agents:

Tel / 07960 708 544

Email / [Matt@LM1.agency](mailto:Matt@LM1.agency)

Tel / 07552 476571

Email / [Steven@LM1.agency](mailto:Steven@LM1.agency)

January 2024  
**SUBJECT TO CONTRACT**

For more information, please contact Steven Jones on 07552 476 571 or at [Steven@LM1.agency](mailto:Steven@LM1.agency) or Matt Bredin on 07960 708 544 or at [Matt@LM1.agency](mailto:Matt@LM1.agency)

**LM**  
**ONE**

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