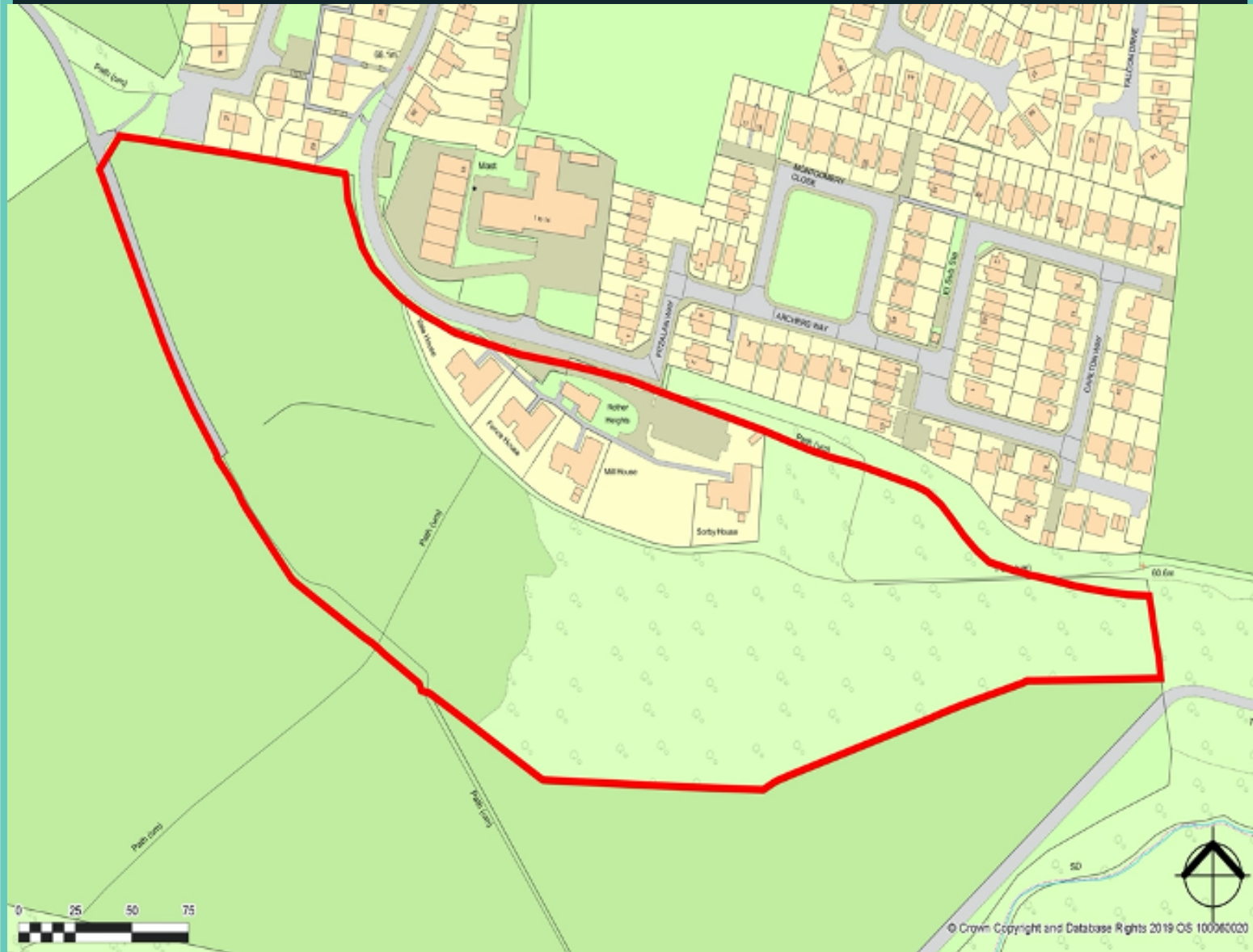


FOR SALE

LMENO.

POTENTIAL DEVELOPMENT SITE



ROTHER HEIGHTS, ROTHER CRESENT, ROTHERHAM, S60 5QY

Price – offers invited for the freehold interest

AVAILABLE SPACE 5.23 HECTARES (12.93 ACRES)



LOCATION

The property is located to the south of the Sheffield Parkway/Rotherham Gateway (A630), a dual carriageway which forms one of the main links between the M1 motorway, about one half mile or so to the east, and Sheffield city centre, about 5 miles or so to the west.

The subject site is just within the Rotherham district area, close to the border with the Sheffield district, which is just to the west of the site.

DESCRIPTION

The site is situated just off Rother Crescent, adjacent to residential dwellings and in close proximity to Treeton C of E Primary School.

The site itself is mostly semi-circled in shape and provides a site area of 5.23 Hectares (12.93 acres).

PLOT	HECTARES	ACRES
TOTAL	5.23	12.93

For more information, please contact Steven Jones on +44 (0) 7552 476571 or at steven@lm1.agency



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991
 LM1 on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by LM1 has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. For information on our Privacy Policy please visit our website – www.lm1.agency



VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

Price – We are inviting offers for the freehold interest.

LEGAL COSTS

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

VIEWING

By prior arrangement with the agents:

Tel / 07552 476571

Email / steven@lm1.agency

July 2020

SUBJECT TO CONTRACT

For more information, please contact Steven Jones on
+44 (0) 7552 476571 or at steven@lm1.agency



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