

**fisher
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Land at Bawtry Road

Brinsworth, Rotherham, S60 5DN

Leasehold/Freehold

Land/Development Potential (STP)

Circa 1.06 Acres (0.43 Ha)



To Let / May Sell



Key information

- 1.06 acres (0.43 Ha) of land/development potential (STP)
- Located on A631 main arterial route from Sheffield to Lincolnshire.
- Close to M1 and M18 motorways
- The workshop holds an EPC D (77)
- Neighbouring commercial occupiers include Stoneacre, Travis Perkins, Asda Express and filling station, Breedon Concrete, Shell, McDonald's.

Description

The property comprises a mixture of hard standing and overgrown land, extending to 1.06 acres (0.43 ha) with commercial and residential development potential (subject to planning). The usable area is approximately 0.64 acres (0.26 Ha) considering the elevation across the site.

The site is currently used for caravan sales and tyre fitting falling within Sui Generis of the Town and Country Planning (use classes) order 1987 (as amended).

The site is additionally allocated residential in the local plan.

The site is accessible from a single access point from Whitehill Lane, adjacent to the Whitehill Lane/Bawtry Road bus stop. The open storage land offers excellent frontage on Bawtry Road (A631), a significant route that goes from Sheffield through Rotherham and Maltby to Tickhill and Bawtry.

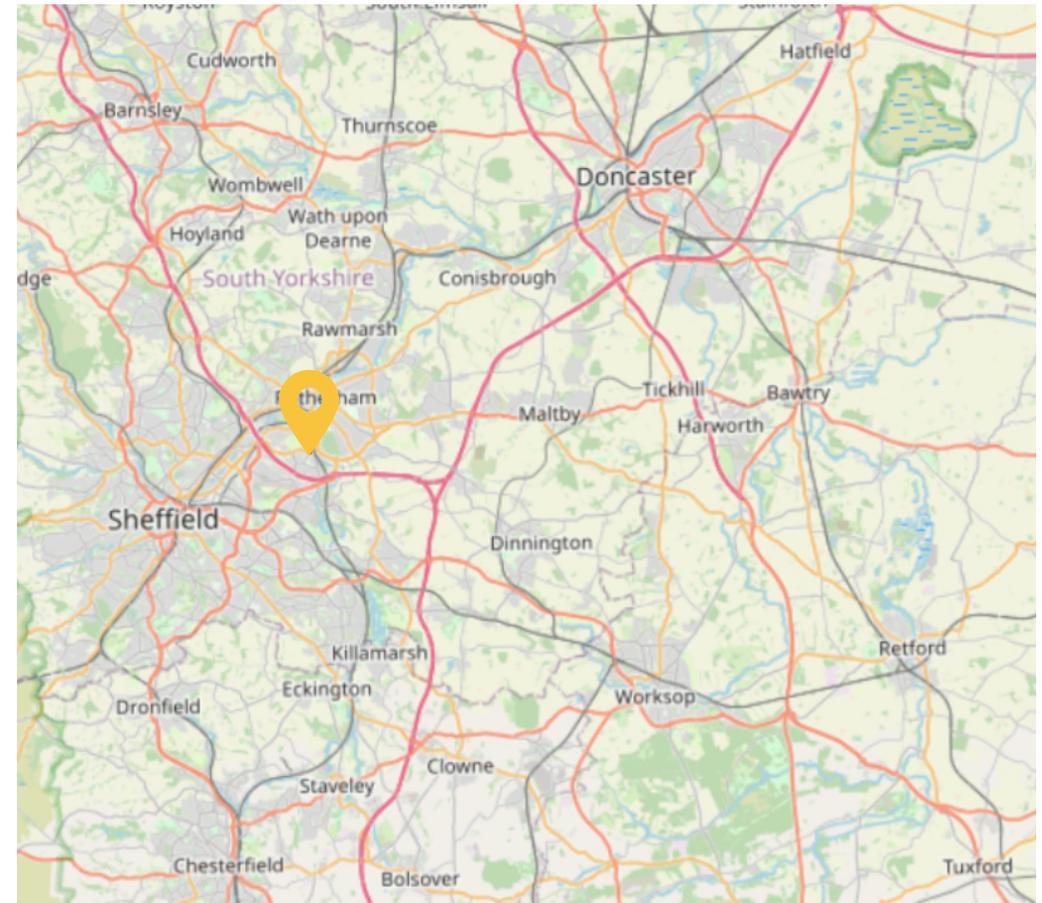
Location

The property is located on Bawtry Road (A631) in Rotherham, a market town and Metropolitan Borough in South Yorkshire. Rotherham is located at the confluence of River Don and River Rother, approximately 6.9 miles North of Sheffield. Rotherham is known for its prominence as a steel manufacturing hub during the Industrial Revolution and offers a unique blend of old-world charm and modern amenities including Magna Science Adventure Centre, the largest science adventure centre in the UK.

The immediate surrounding area offers a mix of commercial and residential properties with nearby commercial occupiers including Stoneacre, Shell, Costcutter, Brinsworth Clinic and Breedon Rotherham.

The property benefits from excellent network links including the A630, A631, A618, A616, M1 and M18. The M1 is approximately 1.3 miles away with the M18 being 4.5 miles from site. With the site being located on Bawtry Road (A631), a cross-country route, this allows easy access to nearby towns and cities with the road running from Sheffield to Louth, passing through South Yorkshire, Nottinghamshire and Lincolnshire.

The site is located only 8.1 miles away from Sheffield City Centre, 12.5 miles away from Doncaster, 33.8 miles to Leeds and 40.3 miles to Nottingham. Nearby towns including Chesterfield, Barnsley, Worksop and Mansfield.



Nearest station

Rotherham Central - 2 miles

Nearest airport

Leeds / Bradford - 42.1 miles

Locations

Sheffield - 8.1 miles

Doncaster - 15.7 miles

Barnsley - 28.9 miles

Further information

Sale/Letting

To Let - from £40,000 pax

For Sale - Price on Application

Tenure

Leasehold/Freehold

Lease Terms

The accommodation is available to let on terms to be agreed.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Legal Costs

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

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and

condition of such items.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.

Location

Land at Bawtry Road, Brinsworth, Rotherham, S60 5DN

What3words: ///deed.cute.scout



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars Updated February 2026. Photographs dated July 2025.



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