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11 Station Road, Swinton

Mexborough, S64 8PZ

Development Opportunity

11,000 Sq.ft across 0.22 Acres

Freehold



For Sale | Price on Application



Summary

- Freehold under title register SYK9691
- Planning Permission for Change of Use of a building from a Use falling within Class E to Dwellinghouse (Use Class C3)
- Conditional planning in place for 17 flats. Three 2-bedroom, twelve 1-bedroom, two studio flats
- Surrounding properties include Co-op Food, St John's Methodist Church, The Robin Hood Inn and Swinton Queen Primary School.

11, Station Road, Swinton, Mexborough, S64 8PZ

Location

The property is situated in Mexborough, a town in the City of Doncaster District in South Yorkshire. Located between Manvers and Denaby Main on the River Don. Mexborough is 7 miles south-west of Doncaster, 6 miles north-east of Rotherham and 10 miles south-east of Barnsley. Neighbouring properties include Co-op Food, St John's Methodist Church, The Robin Hood Inn and Swinton Primary School.

Mexborough has a history of settlement dating back to at least Norman times and is home to a number of historic landmarks, including the Mexborough Castle. The town is historically known

for its glass bottle and pottery industries, along with coal mining, brickwork's and quarrying.

Station Road benefits from a good road network with the M18 being within 6.8 miles, M1 Junction 35 and the A1(M) Junction 36 being within 7.1 miles. Mexborough train station is approximately 1.3 miles away with direct links to Sheffield, Doncaster and Leeds.

Located within the Mexborough Conservation area, planning permission is needed for improvement works to the property within the removal of most permitted development rights (PDRs) under Article 4(2) Directions.

Description

This property presents an exciting and rare development opportunity in the heart of Swinton, with planning permission granted for the creation of 17 residential flats.

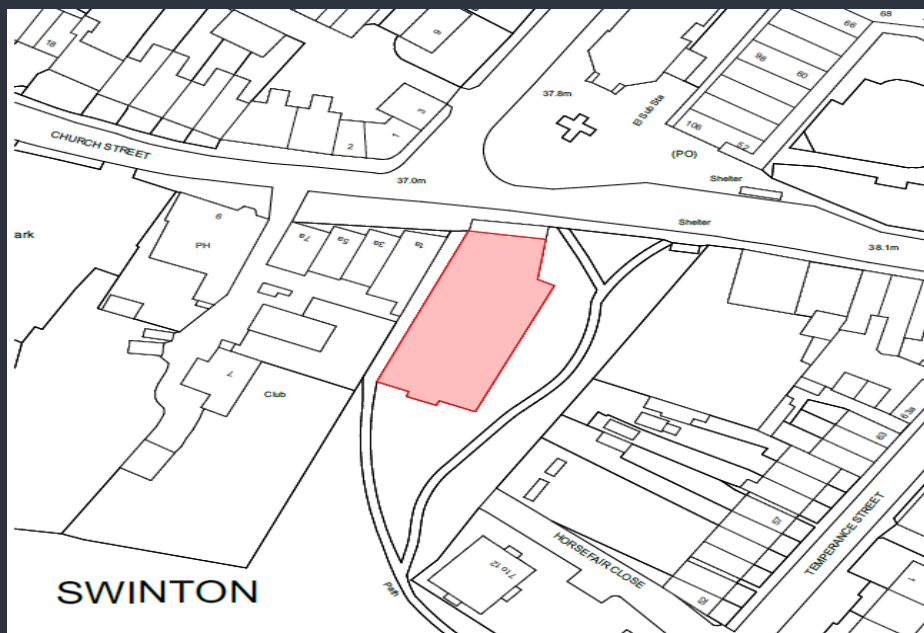
Two storey building is situated directly to the south and east of a public open space which forms the northern area of Swinton Park. The detached premises comprises a brick structure beneath a flat and pitched roof. The property extends across approximately 11,000 Sq Ft (1,021.93 Sq M). The total site boundary extends across 0.22 acres (0.08 Ha).

Planning Permission

Since 1993, the premises on the southern side of Station Street has been referred to as Cafe Sport. The former sports bar was granted conditional planning permission (Application Reference RB2024/0341) in September 2024 for the conversion of 12 flats, of which comprises two 2 bedroom, 8 one bedroom and 2 studio flats.

The application reference RB2025/0401 sought full planning permission for external alterations to the building which includes an increase in building height to create a second floor over the existing ground and first floor. The application sought approval for 5 additional units in the newly created second floor, comprising four 1 bedroom and one 2 bedroom flats.

The applications (RB2024/0341 and RB2025/0401) were granted conditional with the development permitted to commence before the expiration of 3 years from the date of the permission granted.



Planning History

Please see the latest planning applications on the Rotherham Metropolitan Borough Council Planning Portal. There is no Community Infrastructure Levy (CIL) liability associated with the conversion of the ground and first floors, however there is liability on the additional second floor.

Application Reference: RB2023/0024

Proposal: Prior Notification for the proposed Change of Use of a building from a Use falling within Use Class E to Dwellinghouse (Use Class C3).

Decision: Granted Conditionally on 12/09/2023

Application Reference: RB2023/1258

Proposal: Building alterations, including increasing the height of the roof, insertion of new doors and windows and the removal of external staircases.

Decision: Refused on 25/09/2024

Application Reference: RB2023/0937

Proposal: Building alterations, including changes to the roof and fenestration.

Decision: Granted conditionally on 12/09/2023

Application Reference: RB2024/0330

Proposal: Alterations to roof and construction of additional floor to accommodate 5no. New flats at second floor level.

Decision: Refused on 29/08/2024

Application Reference: RB2024/0341

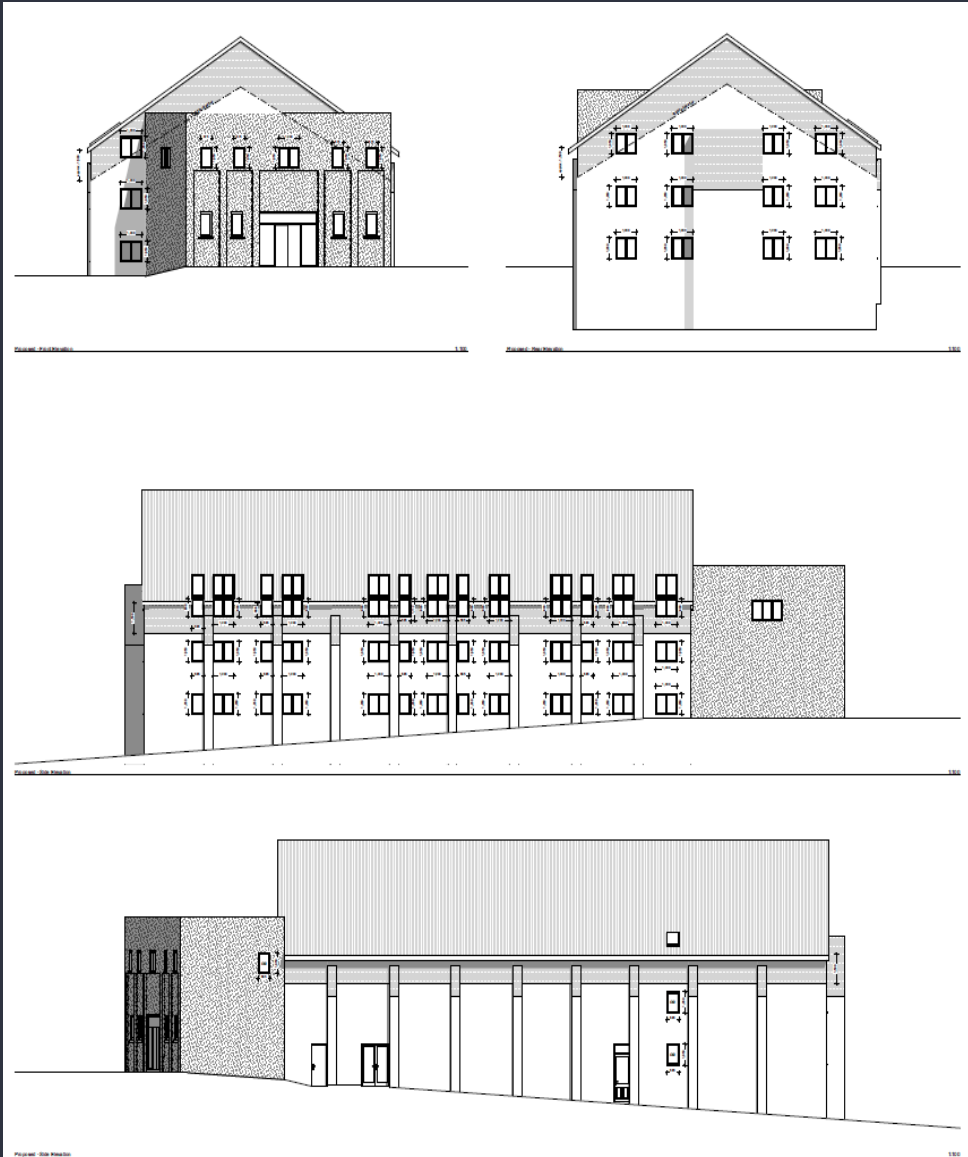
Proposal: Prior notification for the change of use from Commercial, Business and Service (Use Class E) to 12 Dwellinghouses (Use Class C3).

Decision: Granted conditionally on 12/09/2024

Application Reference: RB2025/0401

Proposal: Alterations to roof and construction of additional floor to accommodate 5no. new flats at second floor level.

Decision: Granted conditionally on 22/05/2025



Further information

Asking Price / Rent

Price on Application

Tenure

Freehold with vacant possession on completion, held under Title No SYK9691.

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.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

EPC

The EPC rating is C (51).

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.

VAT

The property is not currently opted to tax however, any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Anti Money Laundering

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

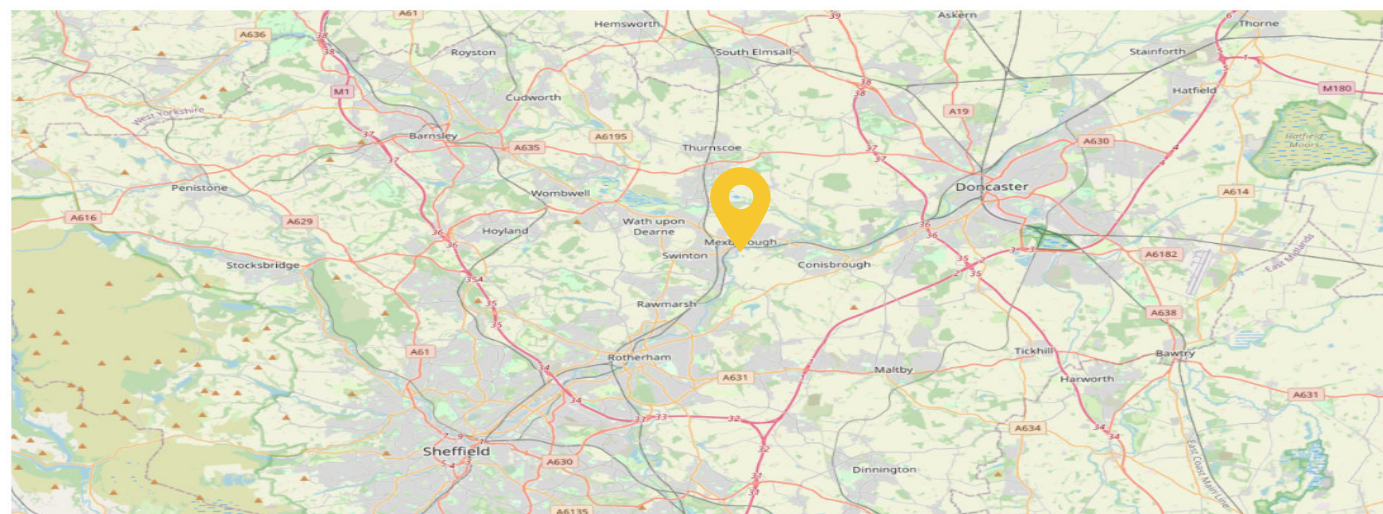
Viewings

Strictly by prior arrangement with the sole agents.

Location

Address: 11 Station Road, Swinton, S64 8PZ

What3words: ///tweezers.ringers.reference



11 Station Street, Swinton, Mexborough, S64 8PZ

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated June 2025. Photographs dated May 2025.



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