

FOR SALE

Land

**Lambert
Smith
Hampton**

Freehold Site

Former Masbrough Chapel Site, College Road, Rotherham S60 1JN



0.60 Acres (0.24 Hectares)

- ✓ Freehold
- ✓ Prominent Location Fronting Centenary Way
- ✓ Cleared Site
- ✓ Development Potential (STP)



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LOCATION

The site is located on College Road in a prime position fronting Centenary Way and is close to Rotherham Town Centre as well as Rotherham Train Station and Rotherham United FC's New York Stadium.

DESCRIPTION

The subject site comprises a relatively flat piece of land extending to 0.6 acres. The site is designated by the local authority as a business use area although the surrounding area consists primarily of residential dwellings and therefore this may be suitable use (subject to planning).

The freehold title contains a restrictive covenant on development of part of the south east area of the site and a full copy of the title is available to serious interested parties.

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- Prominent Location Fronting Centenary Way
- Cleared Site
- Development Potential (STP)

ACCOMMODATION

The site benefits from the following areas:

Net internal areas	sq ft	sq m
Site Area	0.6	0.24
Total	0.6	0.24

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

TERMS

The freehold of the site is available for sale at a guide price of £175,000 excl and offers will be considered on either a conditional or unconditional basis.

06-Nov-2017

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment

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