



MISREPRESENTATION ACT

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FURTHER DETAILS

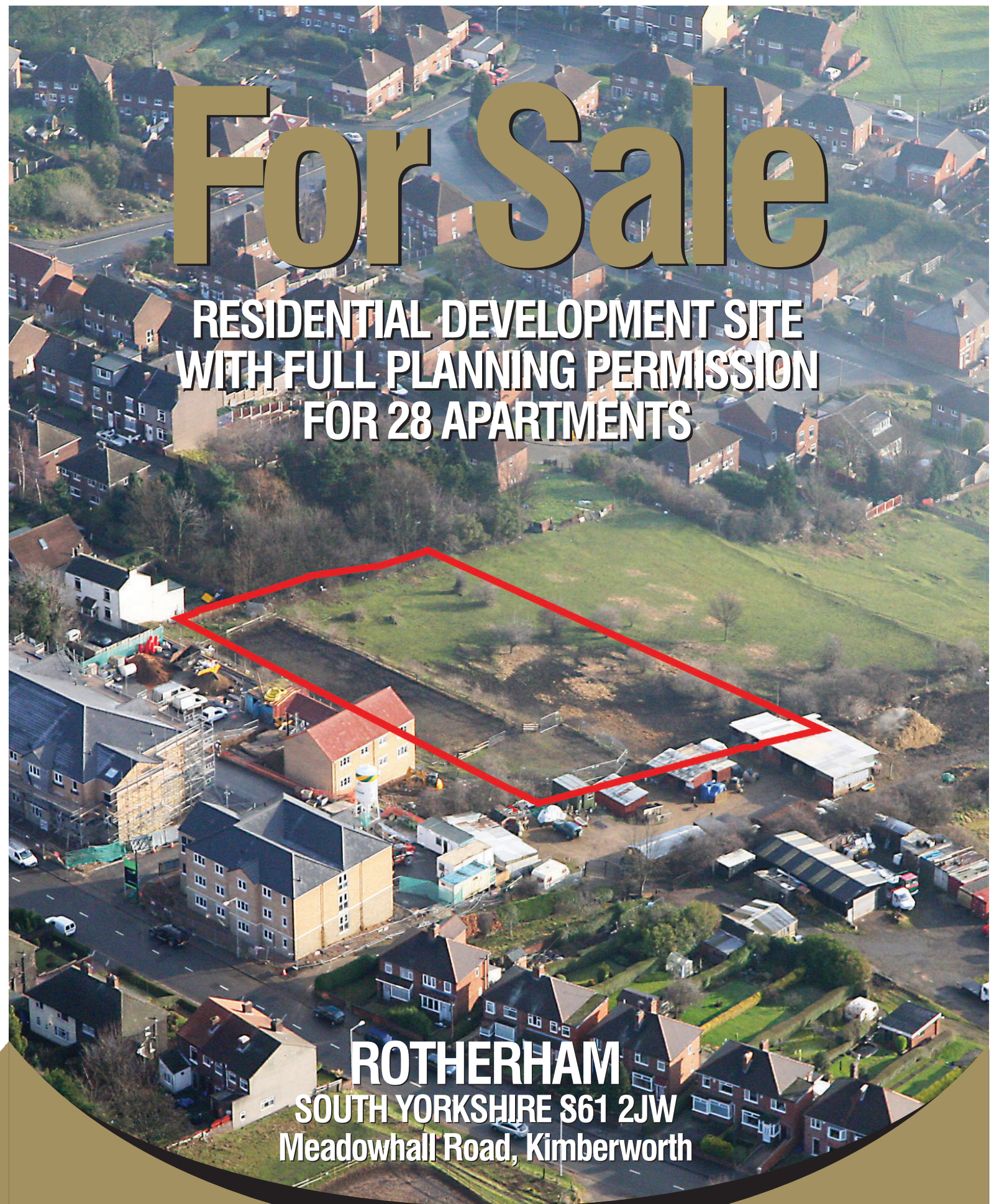
Further details and viewing arrangements are available from:
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Red line boundaries shown are for identification purposes only.

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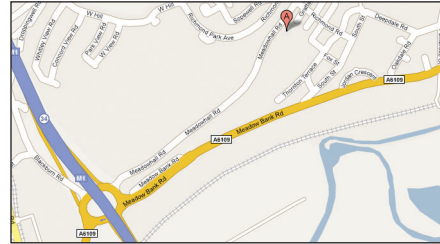
ADDING VALUE TO THE COMMUNITY



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LOCATION

Junction 34 of the M1 Motorway is within approximately five minutes drive time whilst the Meadowhall Shopping Complex provides a full range of facilities in addition to many employment opportunities.



Public transport services are also within easy reach providing direct access to the centre of Rotherham, Sheffield and Meadowhall

THE SITE

Of approximately 0.32 hectares (0.79 acres) the site slopes from the north/west to the south/east whilst the design of the proposed development takes fully into consideration the levels present. Some making up of the ground is required as detailed.

A vantage point from this location enjoys views over the Rotherham Town Centre.

ACCESS

A retained right of access exists over adjoining development to the north/east which abuts Meadowhall Road and this right of access, at all times and for all purposes, provides both vehicular and pedestrian access to the site.

Refuse Vehicle turning facilities are provided within the scheme whilst, in turn, this gives access to the allocated parking spaces.

SERVICES

An existing foul sewer is situated to the north/east of the site whilst a new surface water drain is proposed to be constructed from the north/eastern portion of the site, both sewer and drain to then run through the neighbouring proposed development to the south/west of the site.

GROUND REPORTS

(Intrusive/Desktop-Top) Ground Reports have been carried out and this information is available upon request.

SECTION 106 AGREEMENTS

A section 106 agreement has been entered into, details of which are available upon request.

TENURE

The tenure of the site is freehold.

PRICE

The asking price is available upon application.

PLANNING PERMISSION

Full planning permission (reference RB 2008/1008) has been granted for the erection of 28 apartments with conditions subject to section 106 agreements.

A copy of planning permission is available upon request.

THE APARTMENTS

All 28 apartments, the majority of which are of a 1 bedroom nature, are placed within 1 No two/three storey block and are served by both staircase and lift.

These are as follows:

Type A	No 12	1 bed
Type A1	No 10	1 bed
Type B	No 3	2 bed
Type C	No 3	2 bed

Each dwelling has an allocated parking space.



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