



# For Sale

**RESIDENTIAL DEVELOPMENT SITE  
WITH OUTLINE PLANNING PERMISSION  
FOR 17 HOUSES**

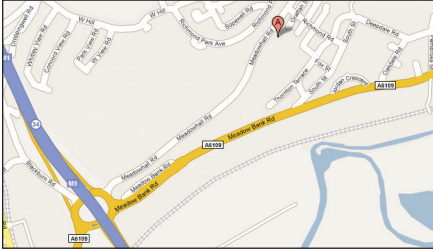
**ROTHERHAM**  
**SOUTH YORKSHIRE S61 2JW**  
**Pollard Street, Kimberworth**

**trinitypark**estates



## LOCATION

The site is situated within the popular suburb of Kimberworth, being approximately 2 miles to the west of the Rotherham Town Centre and within short driving distance of Junction 34 of the M1 Motorway



Within reasonable driving distance of local suburban shops and both junior and senior schools the location is also well placed for public transport services to Rotherham and Sheffield.

Residential properties about the site to the north/east and south/east whilst new dwellings are to be built to the north/western boundary

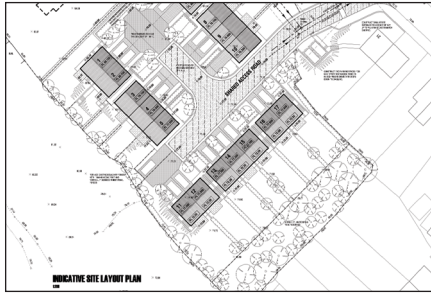
## THE SITE

Of approximately 0.48 hectares (1.18 acres) the site slopes from the north/west to the south/east and affords views over the Rotherham Town Centre from a number of points.

## ACCESS

An agreement has been confirmed with the Rotherham M.B.C for the freehold access to be purchased between numbers 21 Pollard Street and 82 Bennett Street, as shown upon the plan provided, this access to be subject to a Section 38 Agreement.

Two parking spaces are to be



constructed for the use of 21 Pollard Street whilst walls, in stone, are to be constructed to either side of the access, as also detailed.

## 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 in parallel to the existing sewer.

## GROUND REPORTS

(Intrusive/Desk-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.

## FURTHER DETAILS

Further details and viewing arrangements are available from Ian Batty 01709 720944 or 07786 585844.

## PLANNING PERMISSION

Outline planning permission (reference RB 2008/0758) has been granted for the erection of 17 dwellings subject to section 106 agreements.

Red line boundaries shown are for identification purposes only.

A copy of the planning permission is available upon request.

## THE DWELLINGS

Of the 17 dwellings to be constructed, eight comprise four pairs of semi-detached dwellings, while the remaining nine are situated within three blocks of town houses, each comprising three dwellings each.

Type A	Units 1-4, 6-10
Type B	Unit 5
Type C	Units 11-17

Each dwelling has an allocated parking space.

## MISREPRESENTATION ACT

Trinity Park Estates the vendors 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 them; (iii) no person in the employment of Trinity Park Estates has any authority to make or give any representation or warranty whatever in relation to this property. Except as expressly stated in these particulars, all prices quoted (whether sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed exclusive of VAT.

# trinityparkestates

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## ADDING VALUE TO THE COMMUNITY