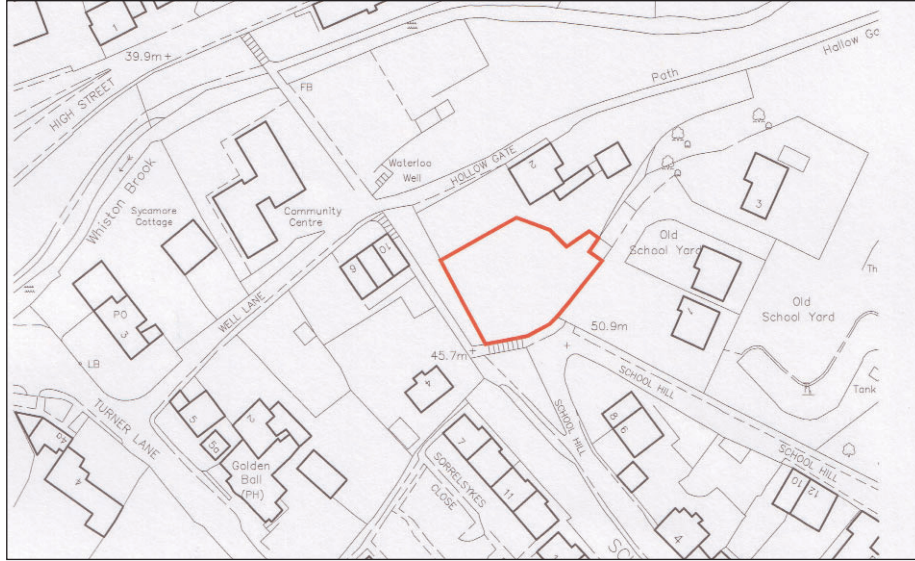




## MISREPRESENTATION ACT

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.



## FURTHER DETAILS

Further details and viewing arrangements are available from:

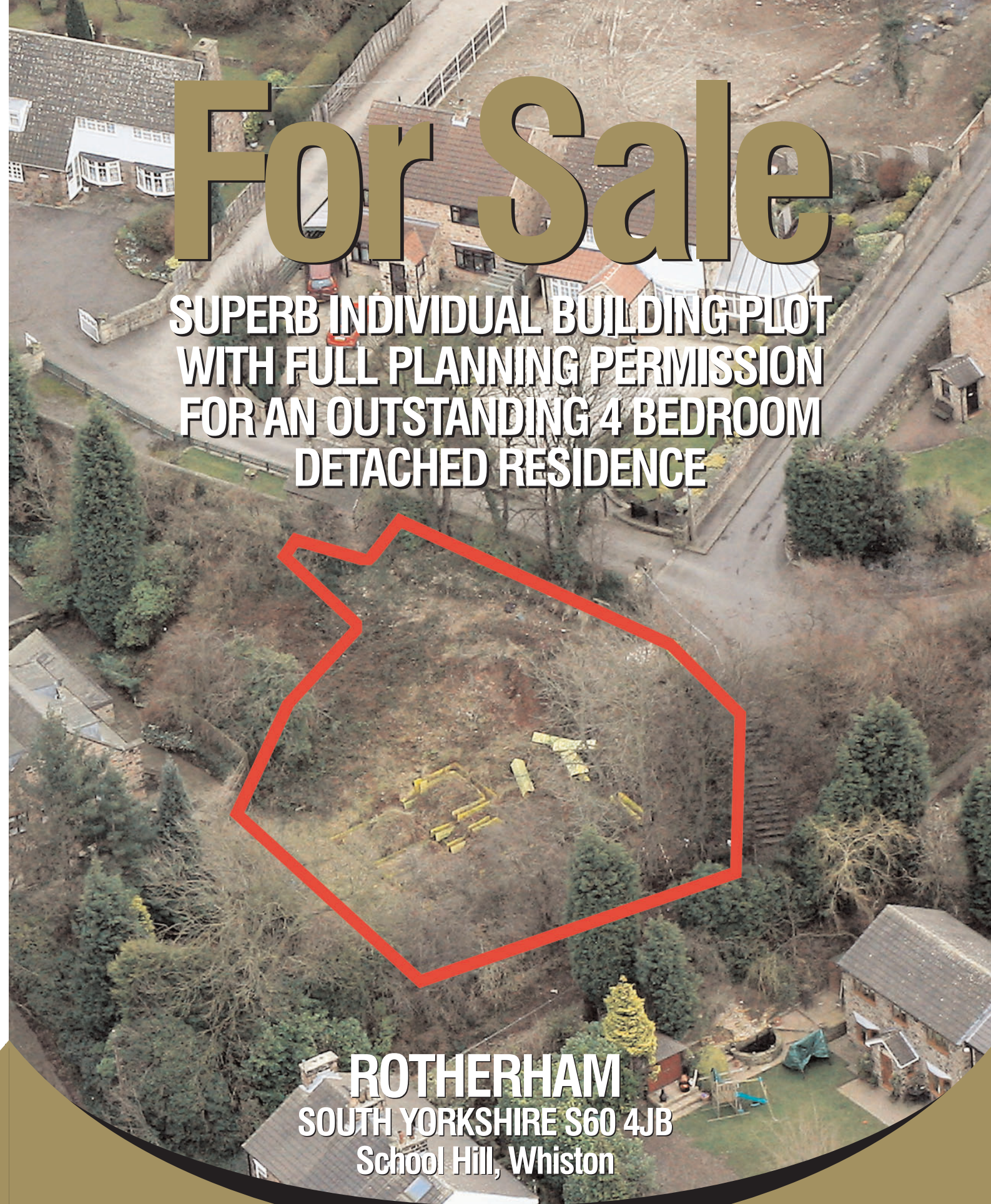
Ian Batty  
01709 720944  
07786 585844

Red line boundaries shown are for identification purposes only.

# trinityparkestates

TRINITY PARK ESTATES, BAWTRY HOUSE, FORD PARK, ROTHERHAM S60 2JB  
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ADDING VALUE TO THE COMMUNITY



# For Sale

## SUPERB INDIVIDUAL BUILDING PLOT WITH FULL PLANNING PERMISSION FOR AN OUTSTANDING 4 BEDROOM DETACHED RESIDENCE

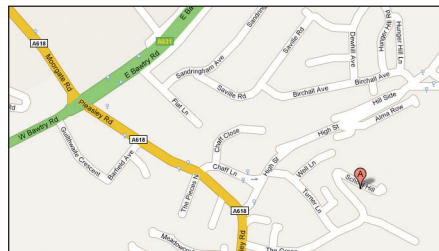
**ROTHERHAM**  
**SOUTH YORKSHIRE S60 4JB**  
School Hill, Whiston

# trinityparkestates



## LOCATION

This superb building plot is situated within one of the premier districts of Rotherham, Whiston itself enjoying a quite unique village atmosphere with local shopping, several public houses and a renown Manorial Barn at its very heart. Ever convenient however, the Rotherham Town Centre is only a few minutes away.



Junction 33 of the M1 Motorway is within approximately five minutes drive time whilst the Meadowhall Shopping Complex provides a full range of facilities and the most comprehensive retail opportunities for miles around.

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

## THE SITE

Of approximately 0.06 hectares (0.15 acres ) the site slopes from south to north whilst the design of the proposed new detached dwelling takes fully in to consideration the levels present which provide a magnificent aspect over the rear garden from all of the principal rooms towards mature trees and hedgerows. The site falls within the Whiston Conservation Area.

The carefully thought out accommodation of the property designed will offer an exciting opportunity to construct an outstanding family home within this mature setting with easy access to well regarded nearby schools.

## ACCESS

Vehicular access to the site is from School Hill, the access having been so designed to allow for a level approach to the new dwelling and for gradients over the access roadway to comply with all necessary requirements.

## SERVICES

It is intended that foul drainage be taken to existing adjoining public sewers and that surface water be discharged to soak-aways. We are advised that both gas and electricity are situated within School Hill. It is recommended that interested parties satisfy themselves as to the location and suitability of the services currently available.

## TOPOGRAPHICAL & ARBORICULTURAL SURVEY

A detailed topographical survey has been carried out and this will be made available to the purchaser. A detailed arboriculture survey is also available, a number of trees being protected by a Tree Preservation Order. Notice of works proposed to trees as part of the development has already been given Ref: RB2008/1069(TWN)

## TENURE

The Tenure of the Site is Freehold.

## PRICE

The asking price is available upon application.

## PLANNING PERMISSION

Full Planning Permission was granted on the 8th January 2009 (Ref RB2008/1630 FUL) for the erection of a detached dwelling house with detached car port. As is usually the case, conditions have been attached, none of which are deemed to be particularly onerous. A copy of the planning permission is available upon request.

## THE DWELLING

The dwelling designed is situated over three levels in order to take full advantage of the aspects to the rear.

### The Upper Ground Floor

Comprises the magnificent Reception Hall, Spacious Lounge with balcony, Large Dining Kitchen with Utility Room adjacent and a Cloakroom with suite.

### The Intermediate Floor

Contains three of the four Bedrooms, the Master Bedroom with En Suite Bath/Shower Room off in addition to the Principal Bathroom.

### The Lower Ground Floor

Includes the Fourth Guest Bedroom, also with En Suite Bath/Shower Room and a Games/Leisure Room which has direct access to the rear gardens via double doors. This level also has Extensive Storage Areas.

### Externally

The property has an large Parking Court in addition to Covered Parking and an External Bin Store.

The materials to be used in the construction of the dwelling are to be in high quality products such as Bradstone Old Quarried artificial stone and Marshalls setts to the Parking Court (unless negotiated otherwise with the Local Authority).

