

residential development site for sale (subject to planning)

PHOENIX HOUSE, FLASH LANE, BRAMLEY, ROTHERHAM S66 1TS 0.41 Hectares (1.01 Acres)



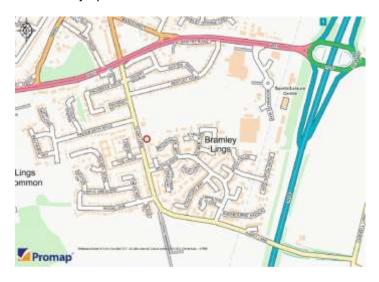


Site comprising modern 2 storey office building of approximately 3,966 sq. ft. gross internal, with 20 car parking spaces, and a large undeveloped plot, all totalling approximately 0.41 hectares (1.01 acres). Ideally suited for residential development in Bramley, about 4 miles east of central Rotherham and half a mile from junction 1 of the M18.

Keningtons Chartered Surveyors

Location

Bramley is 4 miles east of central Rotherham and half a mile from junction 1 of the M18. The property is accessed from Flash Lane leading directly to the A361 between Rotherham and the motorway. The Bill Chafer Youth Centre is a multi acre green space with sports facilities immediately north of this property. Immediately east and south is a modern residential development comprising two storey houses and three storey apartments.



Description

A modern office building, a car park and an undeveloped site to the east. The office building, Phoenix House, dates from around 1996. There is a mixture of open plan and partitioned offices with central heating, perimeter trunking and a 5 person passenger lift. There are 20 parking spaces and an outside garage.

The remainder of this site is laid to grass, shrubs and trees.



Planning

Prospective purchasers should be make their own enquiries.

According to Rotherham Council Planning Department, the subject site is allocated for residential in the current local plan.

The Local Plan Core Strategy proposes a target number of new homes from 2013 to 2018 of which 800 are to be within the areas of Bramley, Wickersley and Ravenfield Common.

The property is not in a Conservation area nor is this a listed building.

The affordable housing policy is that for applications of 15 units or more on sites of greater than 0.5 hectares, at least 25% of the units are to be affordable.

HS2 Rail link

HS2 is designed to run immediately west of the M18 motorway and east of the village of Bramley. For approximately 1 kilometer, the track is due to run in a cutting of a depth of between 5 and 10 meters.

The subject property is outside the proposed Homeowner Compensation payment Zones.

Services

Not tested, but we believe the office building has all mains services connected.

Terms

The freehold of the property is offered for sale with vacant possession either unconditionally or on a subject to planning basis.

Price

Offers are invited for the freehold interest.

Local Authority

Rotherham Metropolitan Borough Council Riverside House Main Street Rotherham S61 1AE

Tel: 01709 823 869

Website: www.rotherham.gov.uk/localplan

Keningtons LLP for the vendors or lessors of this property whose agents they are give notice that:

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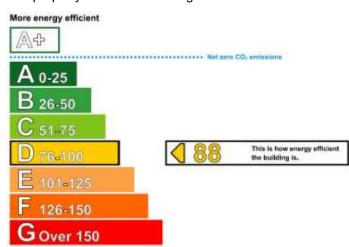
VAT

Less energy efficient

All prices are exclusive of VAT. It is understood that the property is not elected for VAT.

Energy Performance Certificate

The property has an EPC rating of D.



Business Rates

We understand that the Rateable Value in the 2017 rating list is as follows:

Offices and premises: RV £24,500

Legal Costs

Each party is to be responsible for its own costs incurred in any transaction.

Viewing and Further Information

Viewing strictly by appointment only. For further information or to arrange an inspection, please contact: Tim Poulston, Keningtons LLP

020 7224 2222 • timpoulston@keningtons.com





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