

**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.

## 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](http://www.rotherham.gov.uk/localplan)

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

1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. Neither Keningtons LLP nor any person in its employment has any authority to make or give any representations or warranties whatsoever in relation to this property.
4. VAT may be payable on the purchase price and/or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.
5. Keningtons LLP will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. The names of the partners may be inspected at the Company.

## VAT

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.

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

88

This is how energy efficient the building is.

## 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](mailto:timpoulston@keningtons.com)



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

1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. Neither Keningtons LLP nor any person in its employment has any authority to make or give any representations or warranties whatsoever in relation to this property.
4. VAT may be payable on the purchase price and/or rent; all figures are exclusive of VAT; intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.
5. Keningtons LLP will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. The names of the partners may be inspected at the Company.