

Sheffield Road, Rotherham

8.352 acres | Junction 34 M1



SHEFFIELD ROAD,
ROTHERHAM,
S9 1QQ
[///mile.park.silver](http://mile.park.silver)



Location

The site is situated on Sheffield Road (A6178) less than 0.5 miles from Junction 34 of the M1 motorway giving excellent connectivity across Sheffield, Rotherham and the wider Yorkshire region.

The site is located in Rotherham, South Yorkshire approximately 5 miles north east of Sheffield. It benefits from excellent transport links in the form of the M1 and M18. The M1 provides direct access to the North (Leeds and Wakefield) and South (Nottingham, Milton Keynes and London). In addition, the M18, accessed at Junction 32 of the M1, provides access to the Humber Ports.

Description

The subject opportunity comprises a regular shaped site of circa 8.352 acres. The site is of concrete hardstanding and was most recently used for container storage. It is largely level with a ramped access from Sheffield Road.

Tenure

Freehold

Terms

Offers are sought for the freehold interest in the site.

Planning

This previously developed (PDL) site is situated within the administrative boundary of Rotherham Metropolitan Borough Council and is located within an identified 'Industrial and business' use area, as defined by the adopted Development Plan for Rotherham. The site was historically safeguarded for waste management, however it is understood that the use of the site for this purpose has now ceased. The site is considered to have good redevelopment potential and proposals within Use Classes E(g), B2, and B8 are likely to be considered acceptable in principle, subject to planning.



Contacts

Further information is available in the data room. Please contact the agents for access.

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Subject to contract disclaimer: CBRE Limited, June 2022

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