COMMERCIAL PROPERTY PARTNERS

For Sale
Meadow Way
Swinton
Mexborough
S64 8BE

Development Site / Open Storage - For Sale

2.5 - 3.88 Acres (1.01 - 1.57 Hectares)

- Use Class E(g)(ii); E(g)(iii); B2 and B8
- Consented Application for 35,370 sq ft over 16 units
- Consented Site With No BNG Requirements

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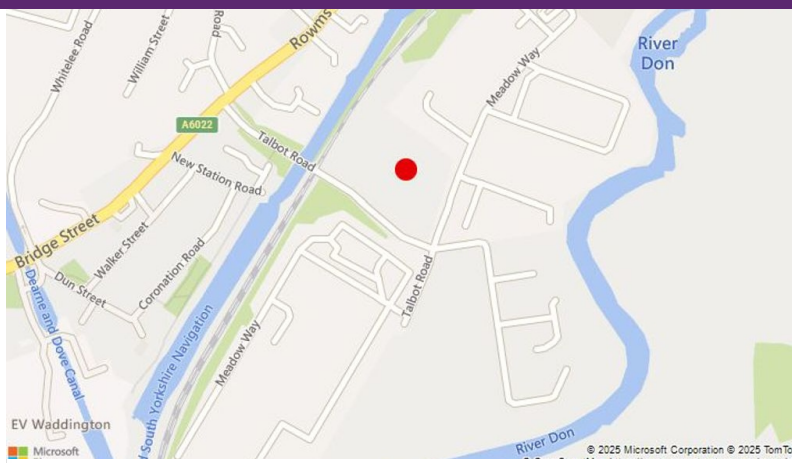

Location

The Meadow Way site forms part of Swinton Meadows Industrial Estate approximately 5 miles north of Rotherham Town Centre. Talbot Road/Meadow Way is accessed from the main route of Talbot
Road (A6022) which in turn leads beyond to Junction 34 of the M1 Motorway (8 Miles) and Junction 36 of the A1 Motorway (6.5 miles).
The site is equidistant from the M1, A1 and M18 Motorways.

Description

A fantastic opportunity for developer and owner occupier alike to acquire this development site close to Junction 35 of the M1 Motorway.
The site benefits from the existing planning consents for development & Open Storage, with consent and no BNG requirements for this site under the below consents. The consented scheme includes 16 x units with a total size of 35,370 sq ft, ranging from 1,270 sq ft to 4,200 sq ft.
The scheme allows for Use Class E(g)(ii); E(g)(iii); B2 and B8 employment units with the applications can be found at the following links :-

https://rotherham.planportal.co.uk/?id=RB2022/1881

https://rotherham.planportal.co.uk/?id=RB2024/0455

Accommodation

DESCRIPTION	ACRES	HECTARES
plot A & B	3.88	1.57
TOTAL	**3.88 ACRES**	**1.57 HECTARES**

Terms

Quoting £950,000 for both parcels of land.
The vendor may consider a separate discussion for each parcel

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request

Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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