Meadow Way

MEXBOROUGH, S64 8BE

2.5 - 3.88 Acres

(1.01 - 1.57 Hectares)

QUOTING TERMS

£950,000
To Purchase





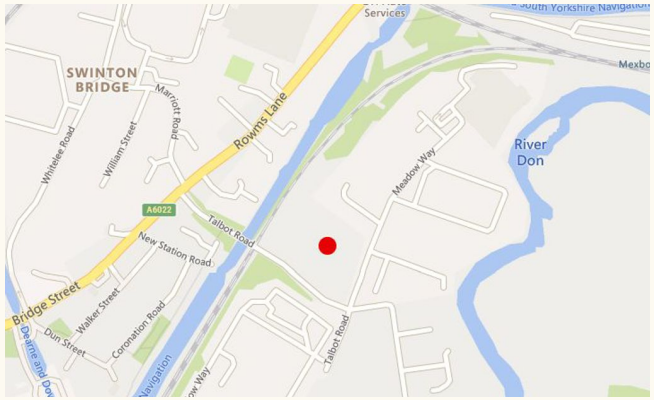




Meadow Way
Mexborough, S64 8BE

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

Area	Hectares	Acres
plot A & B	1.57	3.88

TERMS & INFORMATION

Terms

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

EPC Rating

EPC Available upon request

VAT

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

Anti-Money Laundering (AML)

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

Further Information

cpp.uk

Ed Norris MRICS
07711 319 339
ed@cpp.uk



Will Rowe
07709 281 377
will@cpp.uk



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.