FOR SALE

Former Greasbrough Road Depot Car Park located at:
North Drive, Rotherham, South Yorkshire. S60 1QF

- Potential Industrial/Business Development Site
- Freehold With Vacant Possession
- Approx. 1 Acre (0.405 Hectares)
- Offers Invited In Excess of £250,000
- Offers To Be Received By 12noon On Friday 25th May 2018
Former Greasbrough Road Depot Car Park:  
North Drive, Rotherham, South Yorkshire, S60 1QF

Location
The property lies within an established industrial area a short distance from Rotherham town centre. The site is within 1 mile North of Rotherham Town Centre with good access to the M1/M18 motorway with nearby rail and canal network links.

Description
The site previously housed a former Council transport and storage depot and was used as ancillary staff car parking. It is currently used for storage purposes and comprises of flat unsurfaced land. The site is accessed via a shared private road which the purchaser will be required to contribute towards, on an according to user basis, the costs of maintenance, cleaning, repair and renewal.

Area
The land extends to approx. 0.405 hectares (1 acre).

Planning
The site is currently allocated as Industrial/Business use within the adopted Unitary Development Plan with suitable use classes being B1, B2 and B8, though subject to planning. This site was previously used as ancillary staff car parking and is currently used as storage land. Interested parties are advised to make their own enquiries with RMBC Planning Department Tel: 01709 823835 or e-mail: development.management@rotherham.gov.uk

Services
It is understood that all mains services are either within or in close proximity to the site. Interested parties are advised to make their own enquiries in this regard.

Business Rates
Interested parties are advised to make their own enquiries in this regard.

Energy Performance Certificate
N/A

Tenure
The site is to be sold Freehold with Vacant Possession.

Proposal
Offers are sought in excess of £250,000 on a conditional/unconditional basis.

Offers
All offers must be made on an Official Offer Form and returned in an envelope with the Official Offer Label attached to the front at any time, though no later than 12noon on Friday 25th May 2018. The Council reserves the right to alter this deadline and will notify interested parties accordingly.

Notes
The purchaser will contribute towards the Council’s Legal and Professional fees, which shall be 1.5% of the agreed purchase price.

The Council will have an option to buy back the site should it remain undeveloped 2 years after the completion date. Further details are provided in Terms of Offer under point 17.

The freehold title contains restrictive covenants which may affect development. Two small areas of land currently site outside of the Council’s registered title - the Council are seeking to rectify the title. Further details and a copy of the title is available on request. All parties should seek their own legal advice.

VAT has not been elected to be charged on this transaction

Viewings
By Prior arrangement only

For further information contact:
Rory Hague
Tel : 01709 254067
Email : Rory.hague@rotherham.gov.uk

Subject to Contract
The Council hereby gives notice that these particulars are set out as general guidance of intended purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and any other details are given without responsibility. Any intending purchasers/tenants should not rely on them as statements or representative of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Neither the Council, nor any of it’s officers, has any authority to make or give any representations of warranty, whatever in relation to this land/property.