

Land at Kingsforth Road, Thurcroft, Rotherham S66 9HU



Red line boundary for identification purposes only

Industrial/Commercial Development Opportunity (Subject to Planning)

- Adopted allocation for 6.17 ha (15.24 acres) gross of Industrial & Business Uses
- Adjacent to existing Thurcroft Industrial Estate
- Just 2 miles from Junction 1 of the M18 Motorway leading to the M1 at Junction 32

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Opportunity

Hawksmoor are instructed by our client to seek offers from interested parties for this greenfield industrial/commercial development opportunity (subject to planning) in Thurcroft in the Borough of Rotherham.

The site benefits from an adopted allocation for Industrial & Business Uses in the Local Plan, together with a package of initial technical reports to supplement a future planning application.

Location & Description

The Property lies to the north of the settlement of Thurcroft which is situated approximately 5 miles to the southeast of Rotherham. The site is bound to the west by Kingsforth Lane, beyond which lies the M18 and to the south by Kingsforth Road and Thurcroft Industrial Estate. The existing Thurcroft Industrial Estate accommodates a variety of occupiers including Green's Desserts UK, Southcroft Engineering and Swallow GB; a garden building supplier.

The east of the Property is bound by a watercourse whilst the north boundary comprises agricultural fields that extend further north and east of the Property.

The Property itself extends to approximately 6.17 ha (15.24 acres) gross and slopes gently from north to south.

Junction 1 of the M18 Motorway lies approximately 2 miles to the north of the Property, providing excellent access to the wider motorway network and surrounding South Yorkshire conurbation with the M1 also nearby.

Planning

The Property benefits from an adopted allocation in the Rotherham Local Plan – Sites & Policies DPD (June 2018) for Industrial & Business Uses.

A pre-application response dated 26.11.18 from the Council notes that "any proposals within use Classes B1b (research and development) B1c (light industry), B2 (general industry) and B8 (storage and distribution) would be acceptable in principle on the site".

A copy of the pre-application response letter is available as part of the Information Pack.

Local Planning & Highways

Authority

Rotherham Metropolitan Borough Council (RMBC)
Riverside House
Main Street
Rotherham
S60 1AE

(01709) 382121
www.rotherham.gov.uk

Tenure

The Property is held freehold and will be sold with the benefit of vacant possession. Our client's solicitor is in the process of obtaining Registered Title of the Property. There are electricity wayleaves that traverse the Property. Further details are provided within the legal pack.

Information Pack

An information pack is available on a dedicated website. Access details will be provided following receipt of an initial expression of interest. The information pack will include:

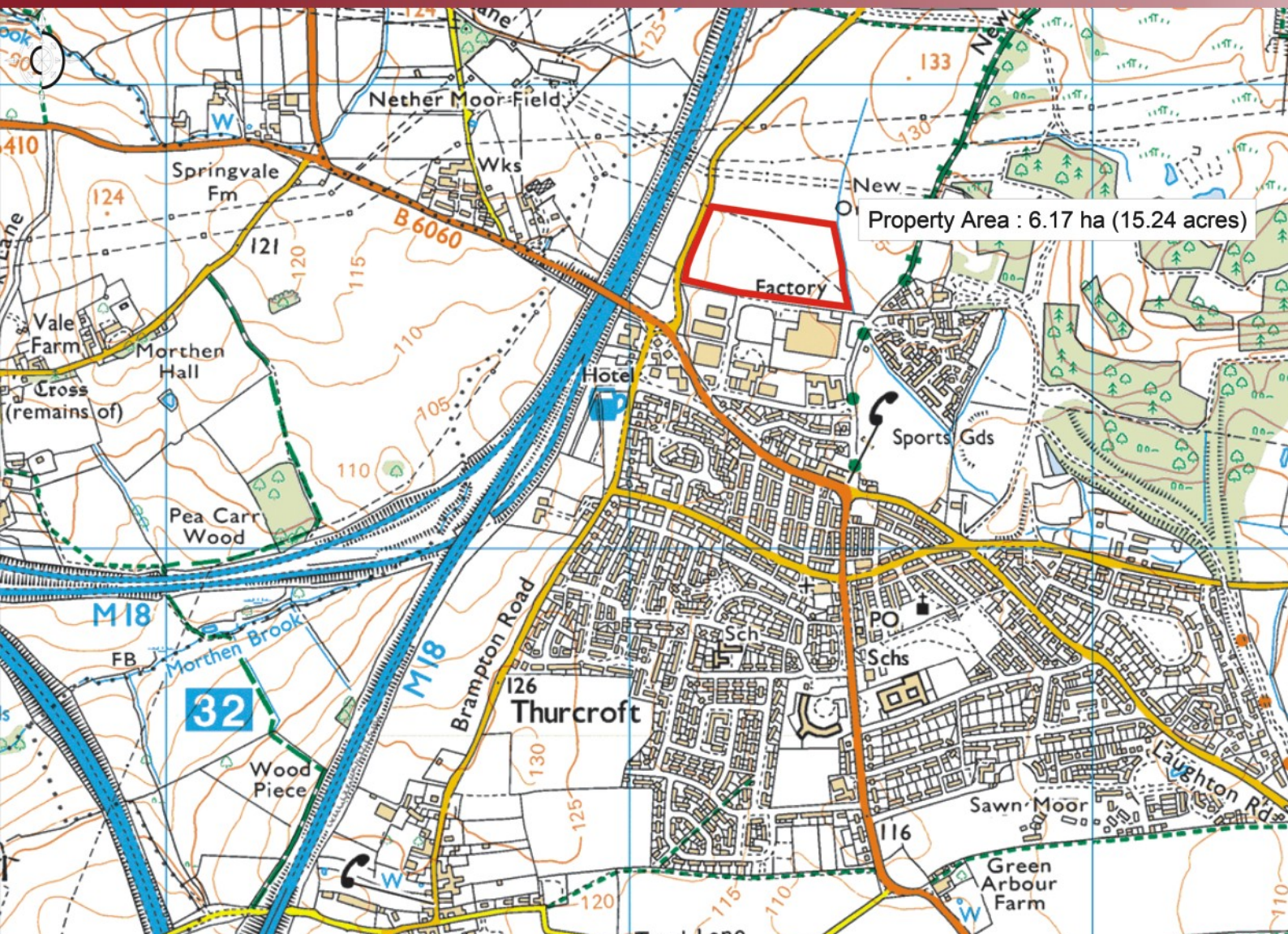
- Planning Information including Pre-Application Response from RMBC;
- Topographic Survey;
- Geo-environmental Phase 1 desk-based Study;
- Preliminary Ecological Advice,
- Transport Assessment and Adopted Highway Plan; and
- Legal pack.

Method of Sale

The site is offered for sale by informal tender. Offers conditional upon the grant of planning permission are to be made on the basis of the tenderer's preferred layout and will be subject to deductions in respect of agreed s106 and abnormal costs and are invited for the freehold interest in the property. Vacant possession is to be provided upon legal completion.

Viewing Arrangements

The land is currently being farmed. Viewing is by prior appointment through the sole selling agent Hawksmoor. Prospective purchasers should be aware inspections are made entirely at their own risk and the vendor or their agents accept no liability arising from such inspections.



Contact Information

If you would like to discuss this site in further detail, please do not hesitate to contact Tom Bathurst at:
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