

FOR SALE BY INFORMAL TENDER
LAND AT HIGH STREET MALTBY
ROTHERHAM S66 8LT



ALL OFFERS INVITED

- Freehold site
- A unique opportunity for development
- Site area extending to 0.60 Hectares (1.5 Acres)
- Main road frontage on the High Street Maltby
- Closing date for offers 4pm Friday 28th February 2020

Riverside House, Main Street, Rotherham, S60 1AE

Tel: 01709 382121 Web: www.rotherham.gov.uk/sales

Follow Us On Twitter: @RMBCPress

Rotherham
Metropolitan
Borough Council



LAND AT HIGH STREET MALTBY ROTHERHAM S66 8LT

Please note:

The site currently houses a telecoms mast, the lease expired in 2007 at a rent of £5000 pa. A copy of the lease can be provided upon request. In addition to this any development of the site will have to ensure a minimum of a 1m buffer zone is placed for the servicing of the light columns, as identified on the plan.

Location:

The land is located approximately 6.5 miles east of Rotherham town centre and is located off High Street, within Maltby town centre. The property is located within a mixed used area comprising of retail, business use, residential and urban greenspace. Local amenities and good public transport links are located within close proximity of the subject site.

Description:

The site, known as the former Maltby library site is now a cleared site where the library used to be situated.

The land is currently vacant.

Tenure:

The site is being sold as Freehold.

Area:

The site extends to approximately 0.60 Hectares (1.5 Acres).

Planning:

The site based on its previous use falls under a community use policy, however alternative uses such as retail or residential would be considered depending on satisfying all the relevant policies at the time.

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.

Viewings:

On site at any reasonable time. Any prospective purchasers are to indemnify the vendors at all times while on site for the purposes of viewing.

Offers:

Offers are sought on both unconditional and conditional basis. Please refer to the Terms of Offer attached to these particulars for further details.

For further information contact:

Anjum Shabir

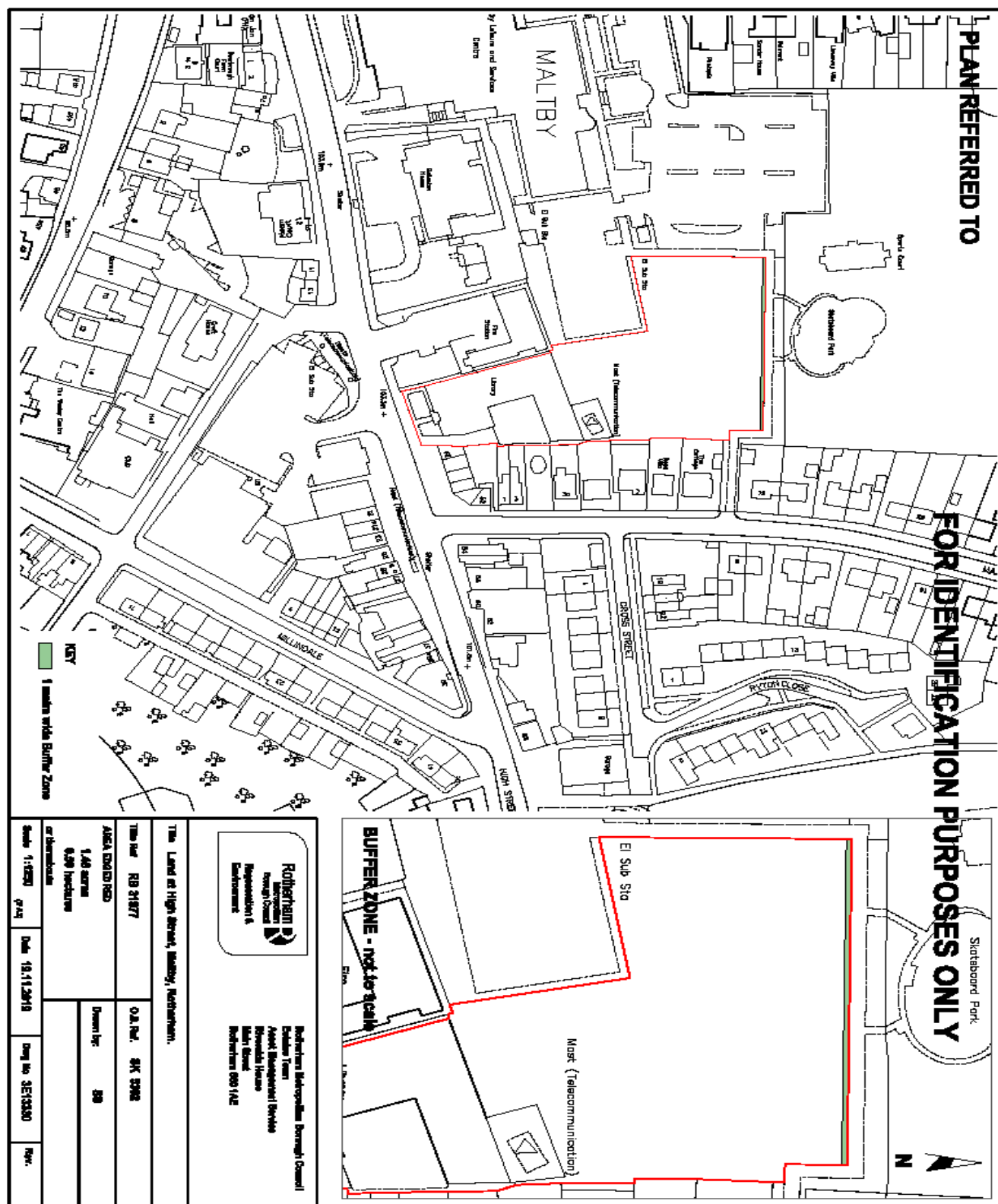
Tel: 01709 254084

Email: Anjum.shabir@rotherham.gov.uk

Notice

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 its officers, has any authority to make or give any representations of warranty, whatever in relation to this land/property.

Site Plan

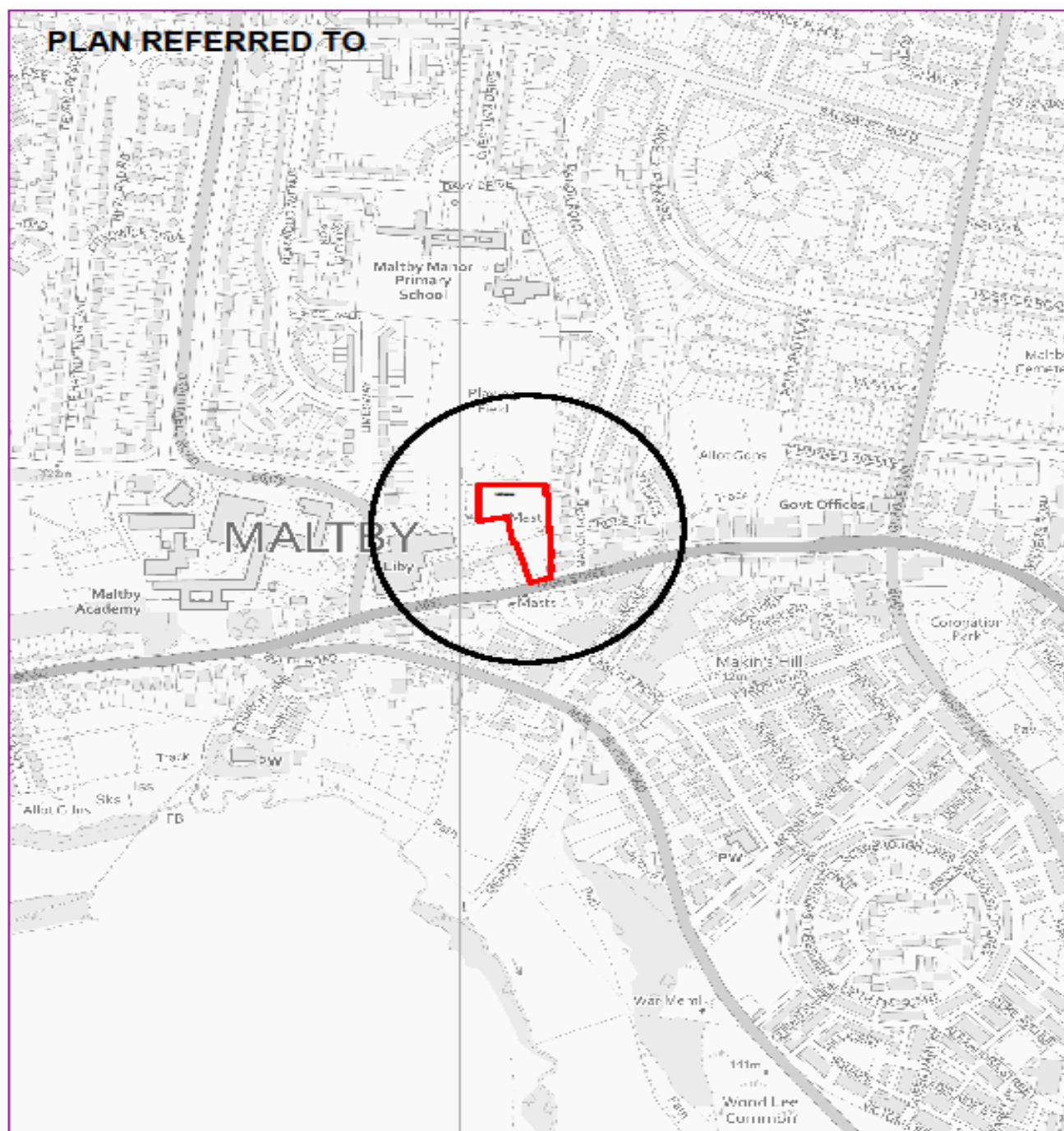


Riverside House, Main Street, Rotherham, S60 1AE

Tel: 01709 382121 **Web:** www.rotherham.gov.uk/sales

Follow Us On Twitter: @RMBCPress

Location Plan



Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office © Crown copyright.
Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Rotherham MBC Licence No. LA075257.



Scale 1:6000

**Former Maltby Library Site
High Street
Maltby**

Rotherham
Metropolitan
Borough Council

FOR IDENTIFICATION ONLY

Riverside House, Main Street, Rotherham, S60 1AE

Tel: 01709 382121 Web: www.rotherham.gov.uk/sales

Follow Us On Twitter: @RMBCPress

Rotherham
Metropolitan
Borough Council