LOT 4

Land To The Rear Of 1-9 Byron Road, Dinnington S25 2LP

GUIDE PRICE: £25,000

- Freehold former garage site
- Approximately 0.124 hectare (0.306 acre)
- Established residential area
- Possible development potential (STPC)

Location
Byron Road is located to the east of Dinnington town centre off High Nook Road which in turn runs off Swinsdon Hill Road. The site is approached via a driveway running between numbers 1 and 3 Byron Road

Site
The land is identified on the adjoining plan and amounts to approximately 124sq.m. (0.306 acre)

Tenure
Freehold

Planning
Initial comments received from the planning authority suggests residential development could be considered acceptable in principle, subject to the appropriate spacing standards being met and suitable design in keeping with the locality. Interested parties are advised to make their own enquiries.

SOLICITORS
Rotherham Borough Council, Resources Services, Legal & Democratic Services, Riverside House, Main Street, Rotherham S60 1AE (Ref: Nick Fletcher)

VIEWING
On site at any reasonable time

Note
Please note that the purchaser will be responsible for the Council’s legal fees and surveyors fees and associated disbursements as well as the full auctioneer’s fees.

LOT 5

Land To The Rear Of 10 - 12 Willowgarth Avenue, Brinsworth, Rotherham S60 5HN

GUIDE PRICE: £15,000

- Freehold former garage site
- Approximately 300 sq.m. (0.074 acre)
- Established residential area
- Possible development potential (STPC)

Location
The land is located to the rear of 10 - 12 Willowgarth Avenue and is approached by a driveway running between numbers 12 and 14

Site
The land is identified on the adjoining plan and amounts to approximately 300sq.m. (0.074 acre)

Planning
The property is allocated as residential in the Adopted UDP. Comments received from the planning authority suggests residential development could be considered acceptable in principle, subject to the appropriate spacing standards being met and suitable design in keeping with the locality. Interested parties are advised to make their own enquiries.

SOLICITORS
Rotherham Borough Council, Resources Services, Legal & Democratic Services, Riverside House, Main Street, Rotherham S60 1AE (Ref: Nick Fletcher)

VIEWING
On site at any reasonable time

Note
Please note that the purchaser will be responsible for the Council’s legal fees and surveyors fees and associated disbursements as well as the full auctioneer’s fees.