



- **Former Council Training Centre**
- **Freehold site of approximately 0.59 hectares (1.46 acres)**
- **High profile main road position**
- **Former school buildings approximately 788 square metres (net internal area)**
- **Established residential area**
- **Potential for residential development**

Location

The land is situated on the main A630 Doncaster Road some three miles to the east of Rotherham town centre

The property occupies an elevated position on the left-hand side opposite Norwood Street and Ivy Farm Croft

The Site

The land is identified on the adjoining plan and amounts to approximately 0.59 hectares (1.46 acres)

The buildings have a footprint of approximately 920 square metres and comprise predominantly single storey brick buildings with interlocking pitched tiled roofs. Floor plans are available on request

Tenure

Freehold

Services

Mains water, gas and electricity are understood to be within close proximity though have been capped off following the centre's closure

Planning

Rotherham MBC Planning Department have confirmed the site is currently allocated for Community Facilities on the Council's adopted UDP

The site has however been identified as having potential for residential purposes in the Council's forthcoming Local Plan.

Interested parties are advised to make their own enquiries in respect of potential schemes

Note

The property has suffered as a result of vandalism and the interior is in a very poor state of repair and considered to be hazardous. Inspection has been restricted to the exterior

Note

Please note that the Purchaser will be responsible for the Council's legal fees and Surveyor's fees and associated disbursements as well as the full Auctioneer's fees



EPC Rating E

A full copy of the EPC will be available to view via our website.

VIEWING

Externally on site at any reasonable time

SOLICITORS

Rotherham Metropolitan Borough Council Riverside House Main Street Rotherham S60 1AE

ON INSTRUCTIONS FROM ROTHERHAM METROPOLITAN BOROUGH COUNCIL

