

18 Land adjoining 5 Westfield Crescent, Thurnscoe, Rotherham S63 0PU

GUIDE PRICE £65,000

| BUILDING LAND

- **Freehold former housing site**
- **Approximately 795 square metres (0.21 acres)**
- **Planning Consent for four – three bedroom town-houses**
- **Gross internal floor area approximately 83 square metres (893 square feet) each**
- **Front car parking and rear gardens**

Location

The site is situated at the junction of Westfield Crescent and Wensley Street between numbers 7 and 15 Westfield Crescent

The Site

The land is identified on the adjoining plan and amounts to approximately 795 square metres (0.21 acres)

Planning

Planning Consent was granted by Barnsley MBC on 2 September 2016 for the erection of four town-houses (Ref: 2016/0382)

The Proposed Scheme

The plans allow for town-houses each with a gross internal floor area of approximately 83 square metres (893 square feet) comprising:

Ground Floor

Entrance Hall
Cloakroom / WC
Living / Dining Room
Kitchen

First Floor

Three Bedrooms
Bathroom / WC

Outside

Vehicular parking at the front
Rear garden

Additional Information

The following information is available:
Planning Consent
Floor Plans
Site Layout
Mining Report

Note

Part of the site is affected by a geological fault and prospective purchasers are advised to take advice in respect of foundation design and layout

VIEWING

On site at any reasonable time

SOLICITORS

Jones & Co Cannon Square Retford
DN22 6PB

