

PRIME DEVELOPMENT LAND FOR SALE

FORMER MALTBY FIRE STATION AND LIBRARY, HIGH STREET, MALTBY, S66 8LF

FOR SALE

FREEHOLD

**CLEARED SITE OF
SOME 1.87 ACRES
(0.76 HECTARES)**

**ADJOINING MALTBY'S
NEW LEISURE CENTRE**

**OPPOSITE TESCO
FOODSTORE**

TESCO

**MALTBY LEISURE
CENTRE**



LOCATION

The site is situated in the heart of Maltby, a former mining town located approximately 8 miles east of Rotherham and 10 miles north east of Sheffield in South Yorkshire.

Maltby is well connected being some 2 miles to the east of Junction 1 of the M18 which links directly to the M1 some 4 miles to the west and to the A1M some 5.5 miles to the north.



SITUATION

The site is ideally situated in the centre of Maltby, adjoining the new Maltby Leisure Centre and close to Maltby Academy School. The site also has aspects looking across open school playing fields to the northern boundary whilst also benefiting from access to the High Street (A631) and consequently all local retail and social amenities.

DESCRIPTION

The site has been cleared, secured and fenced.

SITE INFORMATION

Further site information is available on request to include:

- Site Investigation
- Topo
- Utilities
- Development Constraints



PLANNING

The site benefits from a foodstore consent (Use Class E) with associated access, parking and service areas. Planning reference RB2021/0288.

Subject to planning, in addition to retail and roadside uses, it is felt the site would be suitable for a variety of alternative uses including:

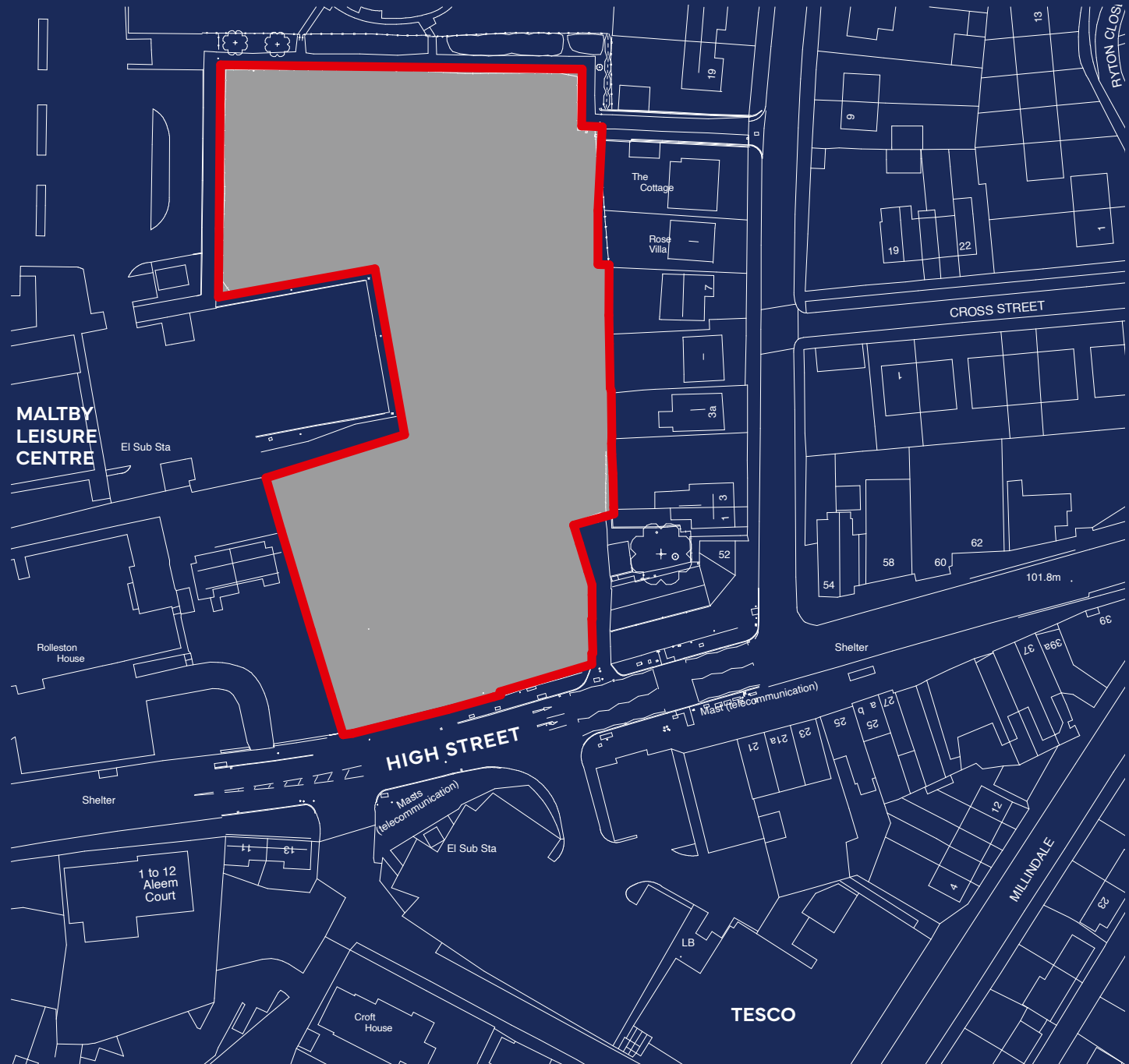
- Mixed Use Residential/Retail
- Care
- Retirement Home schemes

TERMS

Conditional and unconditional offers will be considered and offers are invited for the freehold interest.

VAT

The property has been elected for VAT.



FURTHER INFORMATION

If you require any further information or wish to inspect the property then please do not hesitate to contact Nick Denton.



Nick Denton
E nickd@reesdenton.com
M (07989) 352430

MISREPRESENTATION ACT reesdenton Ltd, for themselves and for the vendors of this property, whose agents they are, give notice that (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by reesdenton Ltd, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property. No person in the employment of reesdenton Ltd or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to reesdenton Ltd include any joint agents acting with reesdenton Ltd. Designed by **ARK** April 2023