

**ALL EXPRESSIONS OF INTEREST ARE INVITED
FOR
FORMER CARETAKERS RESIDENCE AT SWINTON
COMMUNITY HIGH SCHOOL**



- Potential for freehold purchase / commercial or asset transfer lease agreements
- Suitable for a number of uses — Subject to Planning
- Building GIA extends to 77.16 sqm
- Site area of approx. 0.09 Ha (0.24 Acres)
- Closing date for submissions is 12noon 28th February 2019.

Riverside House, Main Street, Rotherham, S60 1AE

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

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Former Caretakers Residence Located at: 6 Fitzwilliam Street, Swinton, Rotherham S64 8RG

Location

The property is located on Church Lane, Treeton. The site is approximately 5 miles north of Rotherham Town Centre with good access to Sheffield and the M1/M18 motorway networks.

Description

Constructed circa 1970's, this is a brick built single storey detached residence with pitched roof. Internal accommodation comprises three bedrooms, bathroom, kitchen, living room and separate dining area. . Externally the site is fully fenced with gated driveway and a detached, single bay garage and large mature gardens to the front, side and rear.

Access

Access is provided off Fitzwilliam Street by way of a single track road.

Area

The site extends to approximately 0.09 hectares (0.24 acres).

Planning

Under the LDP the site is allocated for Community Facility use. However given that it was last used as a domestic residence, it is anticipated that continued use for this purpose would be satisfactory.

Interested parties are however advised to make their own enquiries with RMBC Planning Department Tel: 01709 823835 or e-mail: development.management@rotherham.gov.uk.

Business Rates

Interested parties are advised to make their own enquiries in this regard.

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.

Tenure

The Council hold the freehold interest in the property and vacant possession will be granted upon the completion of any proposed transaction.

Expressions of Interest

Expressions of interest are sought for the possible freehold disposal, commercial lease or asset transfer lease of property. All expressions of interest must be made in accordance with the attached guidance, on an Official Interest Form and returned in an envelope with the Official Interest Label attached at any time, though no later than **12noon of 28th February 2019**. Please note that the Council are not bound to accept any proposal submitted for the property. This marketing exercise is undertaken solely to gauge interest for the building. The future of the building is to be determined by Cabinet at a date yet to be decided.

Viewings

Viewings are to be via prior arrangement only but the site may be viewed from the public highway at any reasonable time.

For further information contact:

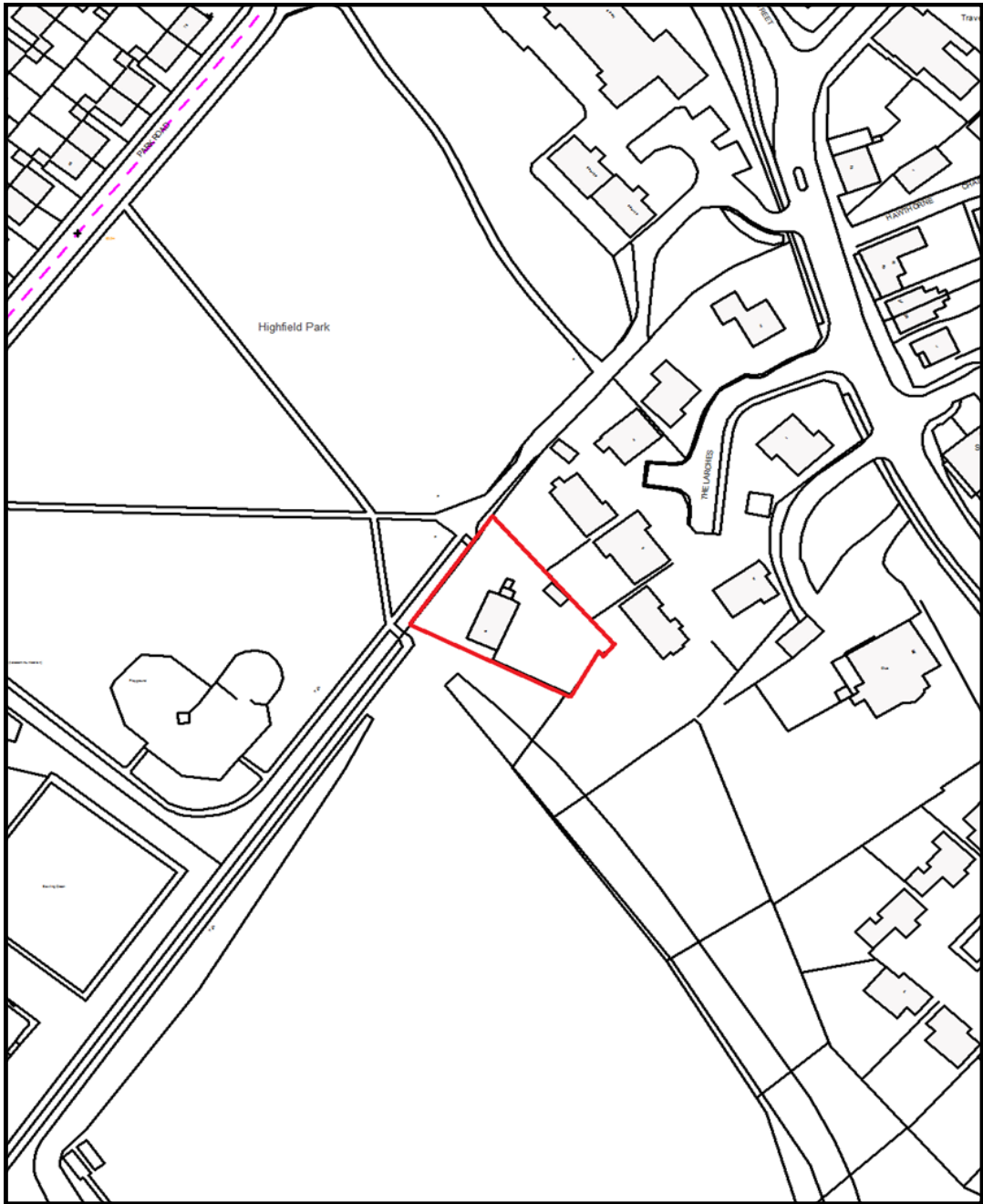
Lindsay Johnson

Tel : 01709 254016

Email : Lindsay-costello.johnson@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.



For information purposes only—not to scale.