



## Land for Sale

# Hellaby Lane, Hellaby, Rotherham, S66 8HN

- Comprising a total of approximately 7.33 acres (2.97 ha)
- Including three former residential/office properties
- Broadly level site
- Suitable for a variety of uses, subject to appropriate planning permission
- Accessed from J1 M18

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## Location

The site is located on the established Hellaby Industrial Estate fronting onto Hellaby Lane which is accessed from Denby Way, the main route through the industrial estate.

Hellaby Industrial Estate is situated immediately adjacent to Junction 1 of the M18 and therefore affords excellent connectivity to the M18, A1(M), M1 and M62 motorways.

The estate is an established commercial location, home to occupiers including Intersnack (KP), TNT, UPS, Acorn Industrial Services, Clipper Logistics and Stanley Tools.

## Description

The site comprises a relatively regular shaped site which is currently being used for open storage.



Powell Transport who occupy part of the site have a right of way across the site as shown on the plan above (marked in blue).

We understand that there are connections to all mains services available at the site.

## Accommodation

From the measurements taken from Promap, we understand the site extends to an area of approximately:

7.33 acres (2.97 ha).

On the site are three properties as follows:-

Property	Sq ft	Sq m
Office	1,638	152.2
Cottage	1,778	165.3
Bungalow	TBC	TBC

## Terms

The site is available for sale freehold.

## Timing

Offers are invited for the site immediately.

We would look to agree a delayed completion to allow our client to relocate.

## Planning

We understand the site is currently allocated as Industrial & Business Use within the Rotherham Unitary Development Plan.

## Important Notice

- Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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## EPC

Office – C72  
Cottage – D61  
Bungalow – E53

## Legal Costs

Each party to bear their own legal costs incurred in this transaction.

## VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

## Further Information

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