

# Lot 100

Vacant

## Site at Northfields Retail Park, Forge Road, Rotherham, South Yorkshire S60 1SG

Freehold Development Opportunity



### Key Details

- Existing outline planning permission for non-food retail (A1) and industrial (B2)
- Located 1 mile from Rotherham town centre
- Adjacent to Parkgate Shopping Centre housing Marks & Spencer, Next, TK Maxx and Asda Living
- Shared parking for some 275 cars (with space for potential additional parking)

### Location

**Miles:** 8 miles north-east of Sheffield  
30 miles south of Leeds  
**Roads:** A633, A6123, A630, M1  
**Rail:** Rotherham Central Rail Station  
**Air:** Robin Hood Airport Doncaster Sheffield  
Leeds Bradford International Airport

### Situation

Rotherham is a large town in South Yorkshire, some 8 miles north-east of Sheffield. The site is located approximately 1 mile north-east of the town centre, forming part of a larger site and adjacent to Parkgate Shopping Park which houses a range of retailers including Marks & Spencer, Next, TK Maxx, Currys PC World Megastore, Outfit and Asda Living, as well as food outlets including Costa and Frankie & Benny's. Homebase is located immediately adjacent to the property, forming part of the same site.

### Description

The property comprises a cleared site of approximately 2.09 acres (0.84 hectares) forming part of a larger site with outline planning permission granted for the erection of non-food retail (use class A1), industrial development (use class B2) and associated car parking. The property has the right to shared use and access of the car park.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

## Tenancy and accommodation

Use	Site Area	Tenant
Cleared Site with Outline Planning Permission	2.09 acres (0.84 hectares)	VACANT

### Planning

- Outline approval granted for erection of non-food retail (A1), industrial development (B2), access car parking and landscaping.
- Restriction on non-food retail floor space 4,552 sq m (49,000 sq ft) remain available.
  - Notwithstanding the provision of the Town and Country Planning (General Permitted) Development Order 1995, or any order revoking, re-enacting or modifying these orders, there shall be no display for retail sale of any of the following goods within the retail units hereby approved: food; alcoholic drinks; tobacco; books; newspapers and magazines; clothing and footwear; chemists' goods; jewellery; silverware; watches and clocks; bicycles and cycling accessories; toys; sports equipment; caravans; camping and boating equipment; pet and pet supplies; luggage; unless sold as ancillary to the sale of other types of goods permitted within the development at land at Rotherham Road, Parkgate.
  - Retail units to be not less than 697 sq m (7,502 sq ft) gross floor space.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

**Acuitus**  
Peter Mayo  
+44 (0)20 7034 4864  
peter.mayo@acuitus.co.uk

**Acuitus**  
George Watkins  
+44 (0)20 7034 4861  
george.watkins@acuitus.co.uk

**Seller's Solicitors: Irwin Mitchell**  
Steven Richardson  
+44 (0)114 274 4417  
steven.richardson@irwinmitchell.com