



## 0.66 Acres & Associated Buildings

- Suitable for Alternative Uses (Subject to planning)
- Excellent Location at Junction 31 M1
- Office & Workshop Units

# 0.66 Acres & Associated Buildings

## Location

The property is located at Aston close to Junction 31 of the M1 Motorway. The site is ideally located being 30m from Junction 31 of the M1 motorway with access to the site via Worksop Road. The proximity and prominence to the main road and motorway links provide a potential alternative site use subject to obtaining the necessary planning consents.

The site is approximately 6km from both Sheffield and Rotherham Town Centres with Dinnington approximately 2 miles east of the location. The surrounding land uses include a mix of both commercial and residential land uses with the adjoining users along Worksop Road being residential.

## Description

The property comprises a converted former residential dwelling currently used for as head offices for MVS and associated warehouse/storage buildings and yard.

Currently the site holds an MOT testing station for class (4) and (7) commercial vehicles.

Externally the site is majority hardstanding and secured by a perimeter fence.

From measurements provided the site measures approximately 0.66 acres.

## Accommodation

From the measurements provided we understand that the site benefits from the following area:-

Description	Acres	Hectares
Site Size	0.66	0.27
<b>TOTAL</b>	<b>0.66</b>	<b>0.27</b>

## Legal Costs

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

## VAT

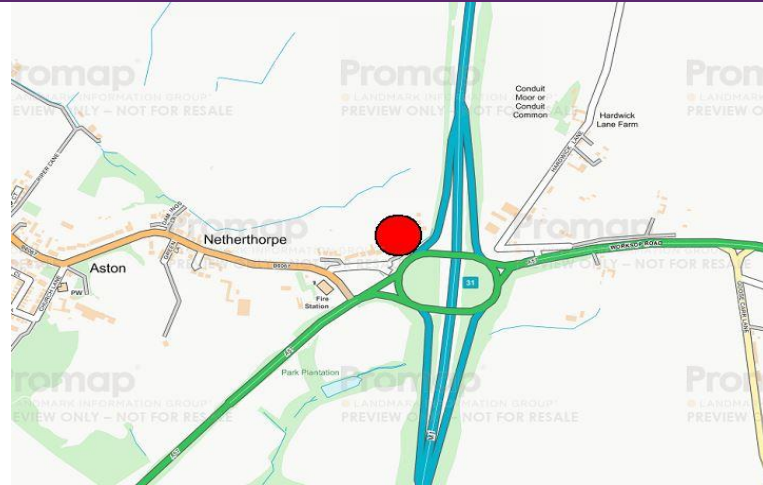
All figures quoted are subject to VAT at the prevailing rate where applicable.

## Terms

The land and buildings are available to rent with a price on application. Consideration will be given to a potential land sale.

## EPC Rating

This is available upon request.



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## VAT

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## Contact

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## Date of Particulars

March 2018



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