

**ON BEHALF OF THE JOINT ADMINISTRATORS OF
LEWIS HOLDINGS LIMITED**

For Sale

RESIDENTIAL DEVELOPMENT OPPORTUNITY

LANGOLD STABLES
GALLY KNIGHT ESTATE
BARKER HADES ROAD
LETWELL
S81 8DG



ARTISTS IMPRESSION OF COMPLETED DEVELOPMENT

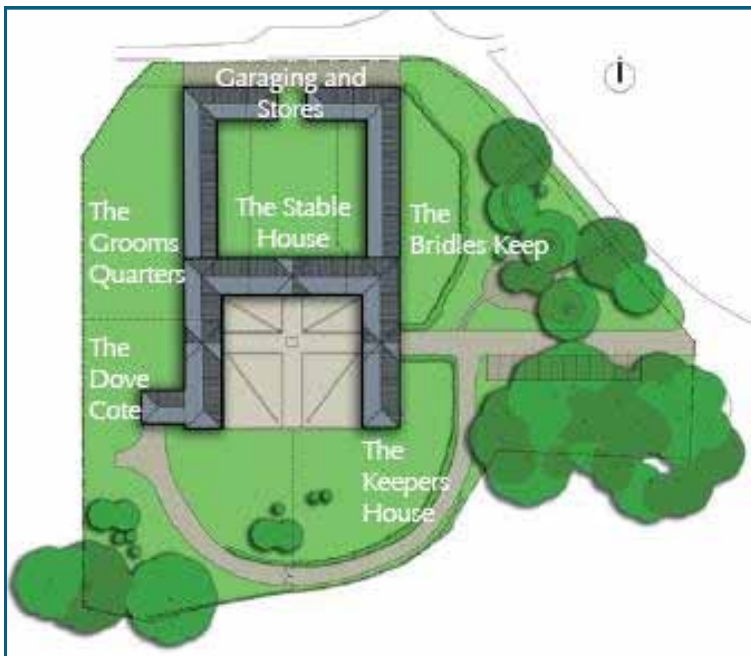
Contact

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- Grade II* listed building
- Part built site of 5 executive style dwellings
- Rural location
- Excellent connectivity to motorway network and nearby towns and cities



TENURE

The property is available freehold and with vacant possession. As noted the property does have the benefit of 2 exchanged contracts for parts of the freehold.

SERVICES

Intending purchasers should satisfy themselves as to the location and suitability for their requirements.

SITE INFORMATION

A site information pack is available containing details on planning, the build project, the exchanged contracts and title information.

BASIS OF DISPOSAL

The purchaser will be selected following an informal tender selection process. Tender deadline to be confirmed in due course.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VAT

TBC.

LOCATION & DESCRIPTION

The Gally Knight Estate is located approximately ½ mile along Barker Hades Road just off the B6463 between Oldcotes and Dinnington. The site lies outside of the village of Letwell and forms part of a small farmstead.

Junction 31 of the M1 motorway lies approximately 6 miles to the west and Junction 34 of the A1(M) 5 miles to the east.

THE OPPORTUNITY

The site comprises a part built development of a Grade II* listed former stable block into 5 executive dwellings. Current state of build is as follows:

- Plot 1 - 1st fix (PRESOLD)
- Plot 2 - Shell
- Plot 3 - Open shell
- Plot 4 - 1st fix (PRESOLD)
- Plot 5 - 1st fix

Planning permission and listed building consent was granted for the creation of 5 residential dwellings on 8 February 2007. Planning information is available to download from the Rotherham Metropolitan District Council planning website under application number RB2006/2032 (FUL).

It should be noted that works have been carried out in breach of this planning consent that will require remediation.

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