

# SWIFT & CO.

## CHARTERED SURVEYORS

Commercial and  
Industrial Consultants

Established 1936



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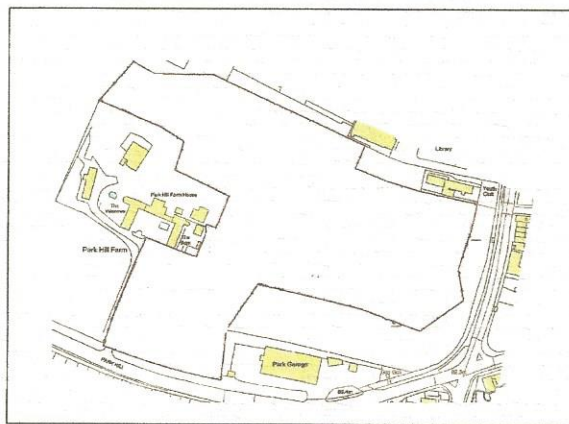
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REGULATED BY RICS

Ref No. 471 101491

### FOR SALE

**APPROXIMATELY 10 ACRES (SUBJECT TO SURVEY AND CONFIRMATION) OF  
RESIDENTIAL DEVELOPMENT LAND SITUATED AT  
PARK HILL FARM, PARK HILL ROAD, SWALLOWNEST, SOUTH YORKSHIRE, S26 4UZ**



A most attractive and conveniently located development site situated on the western periphery of the village of Swallownest some 8 miles east of Sheffield and 4 miles south of Rotherham. Swallownest, together with its neighbouring village of Aston, has long been a popular choice for prospective house buyers, due to its very convenient position and amenities.

Swallownest is well served by local shops, schools, public transport and is close to the A57 bypass leading up to Junction 31 of the M1 Motorway. The highway network brings into easy access the city of Sheffield and the towns of Rotherham, Doncaster, Worksop and Chesterfield. There are also good leisure facilities including the substantial and popular Rother Valley Country Park.

**As a condition of the change of use from Greenbelt to residential, there is a current restriction of 77 on the number of units which can be constructed.**

#### TENURE

We are informed that the land is freehold.

#### PRICE

Offers are invited at around £400,000 per acre.

Managing Agents   Lease Negotiations   Rent Reviews   Valuers & Auctioneers  
Structural Surveys   Home Surveys & Valuations   Development Advisors  
Licensed Trade & Rating Valuers   Probate   Residential Leasehold Valuations   Estate Agency

### **VIEWING**

All requests to view the property must be placed with Swift & Co either by email: [surveyors@swiftandco.com](mailto:surveyors@swiftandco.com)

or by telephone: 0114 2651023

and is subject to the agreement of the owners.

Any access/inspection of the land is to be undertaken entirely at the enquirer's/prospective purchaser's own risk.

### **CAVEATS**

SWIFT & CO FOR THEMSELVES AND FOR THE VENDORS OF THIS PROPERTY WHOSE AGENTS THEY ARE, GIVE NOTICE THAT:

1. These particulars are produced in good faith and set out as a general guide only and do not form part of or constitute a contract. There is no guarantee given as to accuracy of descriptions, measurements or usage or occupation, or any other details contained herein. Prospective purchasers must rely entirely upon their own investigations.
2. No person in the employment of the agent has any authority to make or give any representation or warranty whatsoever in relation to this property.
3. Nothing in these particulars should be deemed to be a statement that the property is in good condition.
4. All measurements and areas are approximate.
5. No investigations have been made regarding pollution or potential land, air or water contamination.
6. All interested parties must carry out their own investigations upon this property.

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