



Apartment Block in Rotherham, South Yorkshire

£675,000

Block To Purchase Rotherham

We have a vendor who is looking to sell their block of apartments in Rotherham, please see the information below:

1. Where is it/what is the address?

- **S60**

2. What is the current rental?

- **£60,000 secured on a company lease**

3. What are the apartment types and sizes (1 beds, studios etc) or do you have floor plans?

- **1 x 3 bed apartments**
- 4 x 2 bed apartments
- 3 x 1 bed apartments

4. Is the freehold for sale with the property?

- **Yes**

6. is it on or off market?

- **off market**

The asking price for the property is £675,000







Features

Investment Opportunity: Block of 8 Apartments in Rotherham

Unit Mix: 1 x 3-Bed, 4 x 2-Bed, and 3 x 1-Bed Apartments

FRI Lease: £60,000pa for 6 years

Freehold Ownership

Vacant

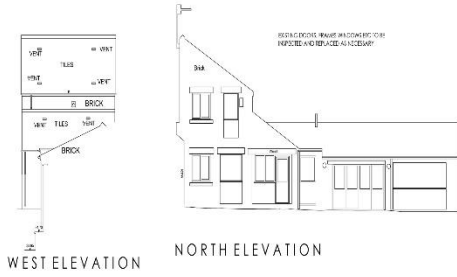
Modern New Build Property

Description

Welcome to an investment opportunity in Rotherham – a block of 8 apartments that's ready to enhance your portfolio. This property boasts a diverse unit mix, featuring 1 spacious 3-bedroom apartment, 4 comfortable 2-bedroom apartments, and 3 cozy 1-bedroom apartments, catering to a range of tenant preferences.

The best part? You'll have full ownership as it's a freehold property. Currently, 6 year lease, no break clause, with a housing association for £60,000pa. This investment is attractive because it's part of a new build, offering modern and appealing living spaces that are highly sought after in today's market.

Whether you're an experienced investor looking to expand your portfolio or just starting out, this property offers a promising opportunity. With its modern construction, versatile apartment mix, and attractive rental income, this block of apartments in Rotherham is poised to deliver long-term returns. Don't miss your chance to explore this lucrative investment opportunity in Rotherham and seize the potential for financial growth.

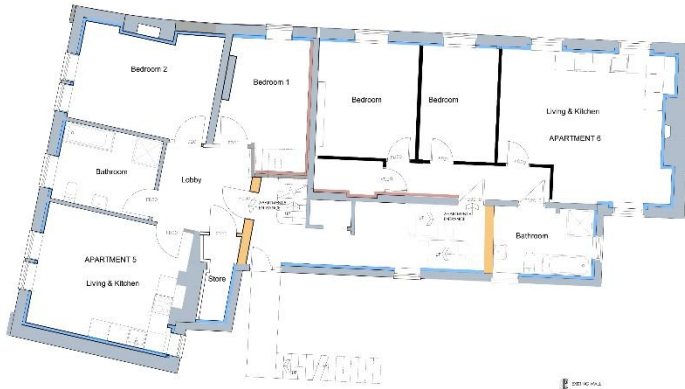


THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECUREMENT OF THE PROPERTY AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROPERTY AND THE ADJOINING PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROPERTY AND THE ADJOINING PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROPERTY AND THE ADJOINING PROPERTY.



PARTY WALL ACT
 THE OWNER SHOULD THEY NEED TO DO SO UNDER THE REQUIREMENTS OF THE PARTY WALL ACT 1996 HAS A DUTY TO SERVE A PARTY STRUCTURE NOTICE ON ANY ADJOINING OWNER IF THE BUILDING WORK INVOLVES WORKS ON OR TO AN EXISTING PARTY WALL INCLUDING:
 • SUPPORT OF BEAM
 • INSERTION OF DPC THROUGH WALL
 • RAISING OF WALL OR CUTTING OF PROJECTIONS
 • DEMOLITION AND REBUILDING
 • UNDERPINNING
 • INSERTION OF LEAD FLASHINGS
 • EXCAVATION WITHIN 3 METRES OF AN EXISTING STRUCTURE WHERE THE NEW FOUNDATIONS WILL GO DEEPER THAN ADJOINING FOUNDATIONS, OR WITHIN 6 METRES OF AN EXISTING STRUCTURE WHERE THE NEW FOUNDATIONS ARE WITHIN A 45 DEGREE LINE OF THE ADJOINING FOUNDATIONS.
 A PARTY WALL AGREEMENT IS TO BE IN PLACE PRIOR TO START OF WORKS ON SITE.

BASEMENT PLAN AS PROPOSED



FIRST FLOOR PLAN AS PROPOSED

WALL LINING WITH D.P.M.

100mm thick concrete blockwork
100mm thick concrete blockwork
100mm thick concrete blockwork
100mm thick concrete blockwork

DOUBLE SKIN SEPARATING WALLS

100mm thick concrete blockwork
100mm thick concrete blockwork
100mm thick concrete blockwork
100mm thick concrete blockwork

THERMAL INSULATING & SOUND WALL LININGS

100mm thick concrete blockwork
100mm thick concrete blockwork
100mm thick concrete blockwork
100mm thick concrete blockwork

SOUND WALL LININGS

100mm thick concrete blockwork
100mm thick concrete blockwork
100mm thick concrete blockwork
100mm thick concrete blockwork



CEILING FOR SOUND AND FIRE RESISTANCE

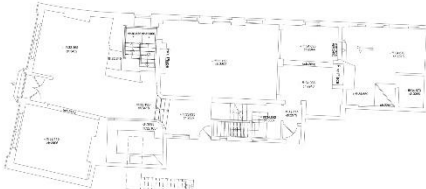
WhiteAgus		CONSULTANTS		Rev: 11/20/2022	
PROPOSED APARTMENTS FOR THE REDEVELOPMENT OF THE BRIGHTON MARKET		DATE: NOV 2022		SCALE: 1:100 @ A1	
PROJECT: FIRST FLOOR		NO: 22-135		PAGE: 01	
DRAWN: [Name]		DATE: [Date]		SCALE: [Scale]	



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



BASEMENT PLAN



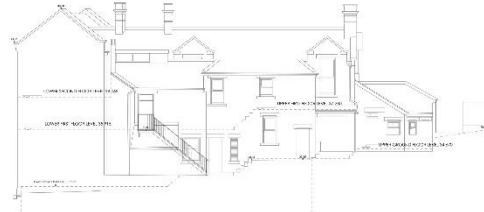
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



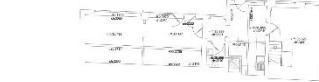
SOUTH ELEVATION



WEST ELEVATION

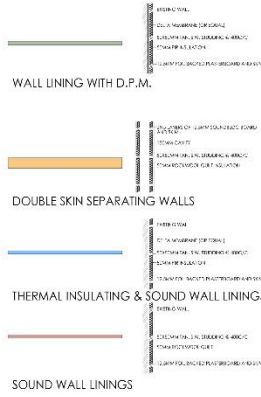
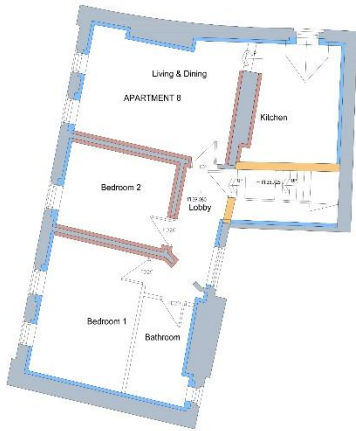


NORTH ELEVATION

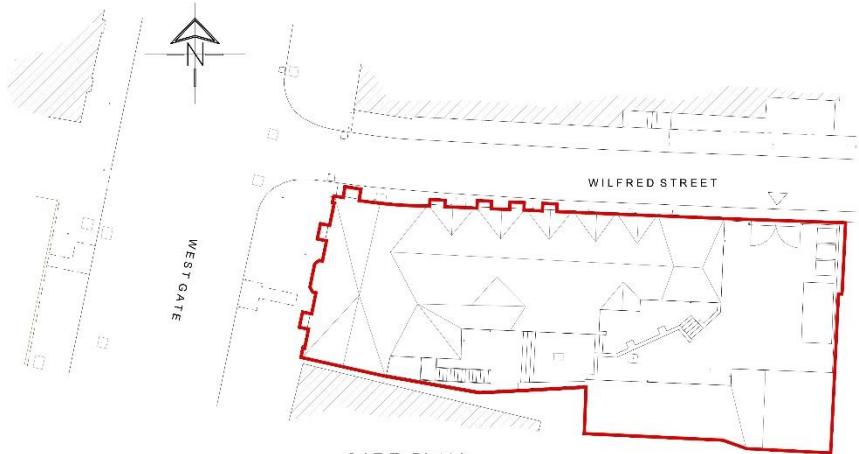


ANNEX PLAN

WhiteAgus		CONSULTANTS		Rev: 11/20/2022	
PROPOSED APARTMENTS FOR THE REDEVELOPMENT OF THE BRIGHTON MARKET		DATE: NOV 2022		SCALE: 1:100 @ A1	
PROJECT: PLANS AND ELEVATIONS		NO: 22-135		PAGE: 01	
DRAWN: [Name]		DATE: [Date]		SCALE: [Scale]	



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Project:	PROPOSED APARTMENTS ROSEFORMER WELINGTON PH 52 WESTGATE, ROTHERHAM	Client:	LNA DEVELOPMENTS LTD
Drawing Title:	SECOND FLOOR STRUCTURAL	Date:	NOV 2022
		Ref:	22-135
		Scale:	1:50 @ A1
		Draw No.:	6
Date	Suffix	Description	Date



SITE PLAN
SCALE: 1:250



LOCATION PLAN
SCALE: 1:250

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Project:	PROPOSED APARTMENTS ROSEFORMER WELINGTON PH 52 WESTGATE, ROTHERHAM	Client:	LNA DEVELOPMENTS LTD
Drawing Title:	SITE PLAN	Date:	NOV 2022
		Ref:	22-135
		Scale:	AS SHOWN
		Draw No.:	02
Date	Suffix	Description	Date