

Asking Price: £250,000  
Freehold

No.1 Bungalow, Common Lane,  
Ravenfield, Rotherham, S65



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# No1 Bungalow, Common Lane, Ravenfield, Rotherham, S65

## OUTSTANDING OPPORTUNITY, QUARTER ACRE GROUNDS, RIPE FOR DEVELOPMENT, QUALITY SEMI RURAL LOCATION!

Occupying an enviable location set back from this private lane approach and offering an outstanding redevelopment opportunity. The existing three bedroomed bungalow which is in need of total refurbishment includes attractive enclosed gardens to the front and fenced paddock to the rear which extends back to Common Lane. The bungalow is eminently suitable for demolition and rebuild to create a brand new home within this tranquil setting which still maintains excellent access to Rotherham, Sheffield and the M1/M18 motorway network. Viewing is a must to appreciate the potential on offer.

### EXISTING BUNGALOW

**Front Entrance Lobby** With double glazed front door.

**Rear Entrance Porch** 3.40 x 2.00. A double glazed porch/conservatory with tiled floor and double glazed external door.

### Rear Hall

**Kitchen** 3.43 x 2.17. With sink unit, plumbing for washer and access to the Wet room.

**Wet Room** 2.14 x 1.71. With wc, wash basin, electric shower and combination gas boiler.

**Store/Pantry** 2.14 x 1.71.

**Lounge** 5.07 x 4.29. With tiled fireplace and grate.

**Dining Room** 4.19 x 3.98. With tiled fireplace and open grate.

**Bedroom One** 3.14 x 3.09.

**Bedroom Two** 3.36 x 3.13.

**Outside** Enclosed south facing gardens to the front with trees and shrubs. Rear garden with outbuildings and fenced paddock beyond which extends to the north and Common Lane.

**Access** Vehicular access from Common Lane is via a shared surfaced private lane which serves the bungalow, the neighbouring bungalow and also Homestead House. Maintenance liability on the access will be shared between the three properties.

**Services** Mains services of water, electricity and gas are supplied and connected to the property. Mains drainage is currently by way of shared septic tank. The purchaser will be required to install their own drainage system within the boundary of the property for the sole usage of Woodlands View.

**Planning** Any enquiries regarding development/demolition of the existing bungalow should be made to RMBC Planning Department.

Planning consent has recently been approved for widening the access lane from Common Lane. (RB2021/0600) No planning applications have been made regarding the existing bungalow.



- Redevelopment opportunity
- Detached bungalow in quarter acre
- Potential to demolish for new build
- Lovely semi rural location
- Close to M18/M1
- Paddock area
- Private Lane approach

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

## Ground Floor



Total area: approx. 81.3 sq. metres (875.4 sq. feet)

This plan is used for illustration purposes only  
Plan produced using PlanUp.