

# Land at Oldcotes Road

THROAPHAM, ROTHERHAM, SOUTH YORKSHIRE, S25 2DF

FOR SALE - RESIDENTIAL LAND OPPORTUNITY



HARRON HOMES SITE

OLDCOTES ROAD



## KEY HIGHLIGHTS

- Safeguarded Land in the Rotherham Sites and Policies Document (June 2018)
- Gross Area extends to approx 66 acres (27 ha)
- Greenfield site within close proximity to J31 of the M1
- Technical information available on dataroom <https://savillsglobal.box.com/v/OldcotesRoad>
- Deadline for offers Midday Wednesday 12th March 2025



## LOCATION

The land is located in Dinnington, a town within the Rotherham Borough in South Yorkshire, England. This area is part of the S25 postcode district, covering Dinnington, Anston, and some other nearby localities.

### Local Amenities

#### SHOPS & SERVICES

Dinnington has a range of shops, cafes, and essential services, especially along Laughton Road, the main high street. This includes local supermarkets, pharmacies, and some independent retailers.

#### SCHOOLS

The area is served by several schools, including Dinnington High School, which is a large secondary school in the region, and other primary schools that cater to families in the community.

#### HEALTH FACILITIES

There are medical clinics and pharmacies around Dinnington, with the nearest hospitals located in Rotherham and Worksop, each about a 20-minute drive away.

### Transportation

#### ROADS

The area is well-connected by road. The A57 provides a direct route to Sheffield to the west and Worksop to the east. The M1 motorway, about a 15-20 minute drive away, connecting the area to cities like Leeds and Nottingham.

#### PUBLIC TRANSPORT

Buses run regularly from Dinnington to nearby towns like Rotherham, Sheffield, and Worksop. There is no train station in Dinnington itself; the nearest station is in Kiveton Park, which is roughly a 10-minute drive away and offers routes to Sheffield and Lincoln.

### Local Attractions

#### DINNINGTON WOODLAND

This park offers trails and scenic woodland, popular for walking and outdoor activities. The Woodland has been created to provide more green space in the region.

#### ANSTON STONES WOOD

Located close to Dinnington, this is a designated Site of Special Scientific Interest (SSSI) due to its limestone gorge and unique flora and fauna, perfect for nature enthusiasts.

#### PEAK DISTRICT

While not directly adjacent, the Peak District is accessible by a short drive, offering hiking, rock climbing, and picturesque landscapes.

### Housing and Community

#### RESIDENTIAL AREAS

The housing around S25 2DF includes a mix of semi-detached and detached homes, along with some new developments. The area is considered affordable compared to nearby Sheffield, attracting families and commuters.

#### COMMUNITY & EVENTS

Dinnington has a strong community spirit, with local events, markets, and fairs happening throughout the year. There are also several sports clubs, including Dinnington Rugby Club.

### Nearby Cities and Towns

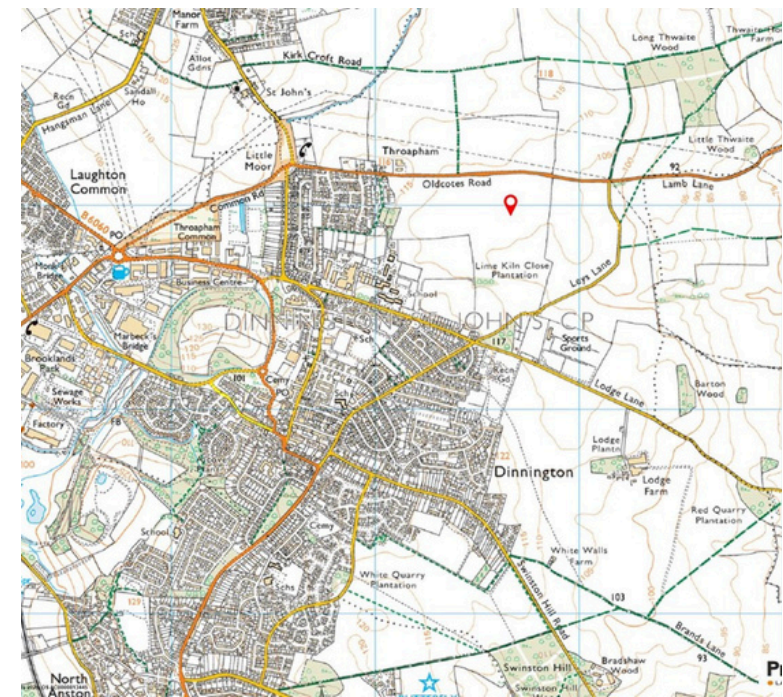
#### SHEFFIELD

Approximately a 25-minute drive away, Sheffield offers extensive shopping, entertainment, and cultural attractions.

#### ROTHERHAM

Close by and provides additional amenities, shopping, and historical sites

Overall, the S25 area offers a blend of small-town community feel with easy access to larger towns and cities, making it a popular location for families and commuters. The natural spaces nearby also add to the quality of life, providing outdoor options without venturing too far.



## SITE DESCRIPTION

The site has a gross area of approximately 66 acres (27 ha). It is greenfield and has historically been in arable use. The boundaries are formed by Oldcotes Road (B6463) to the north, arable farmland to the east, Leys Lane to the south and new-build residential dwellings and school playing fields to the west. The point of access into the site is proposed off Oldcotes Road (B6463) to the north and possibly Leys Lane.

The residential development site to the west is owned by Harron Homes and is under development. It was sold to them by our clients. They are obligated to construct a highway up to their eastern boundary to cater for the possibility of an extra access.



## PLANNING

Dinnington is identified as a 'Principal Settlement for Growth' which is at the top of the settlement hierarchy with the exception of Rotherham itself. The site is 'Safeguarded Land' in the Rotherham Sites and Policies Document (June 2018), demonstrating its suitability for residential development should there be a demonstrable housing need. The site is also considered to be in the 'Dinnington East' Broad Location for Growth where residential development is to be focussed on in the future.

As set out in the most recent Rotherham Authority Monitoring Report (December 2023), Rotherham states that the Standard Method is an appropriate housing requirement. The Core Strategy is currently being updated with Regulation 18 consultation having closed on 23 September 2024. This includes consultation on an updated housing requirement in line with the Standard Method.

The new Standard Method sets a requirement of 1,080 dwellings per annum before a buffer is applied; this is a 98% increase compared to the previous method. Based on Rotherham's stated supply, this would result in a housing land supply of 3.63 years, triggering the presumption in favour of sustainable development.

Initial technical work has been undertaken on flood risk, highway & access, Masterplanning and landscaping. Such work has demonstrated the site is capable of delivering circa 575 dwellings.

The Savills Planning Team can discuss this in greater detail.

Adam Key: [akey@savills.com](mailto:akey@savills.com); 07870999449  
Ben Parkes: [ben.parkes@savills.com](mailto:ben.parkes@savills.com); 07977339632

**IMPORTANT NOTICE**

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | January 2025

**TECHNICAL INFORMATION**

The client has instructed a range of technical reports on the site. Planning and technical information is available to interested parties through a data room. Please contact Sophie Sismanovic (sophie.sismanovic@savills.com) to access this information.

- Ecological Appraisal Report
- Promotion Vision Document
- Flood Risk & Drainage Strategy
- Topographical Survey

**EXISTING EASEMENTS, WAYLEAVES & RIGHTS OF WAY**

The site is to be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

**TENURE**

The site is for sale freehold with vacant possession on completion.

**VAT**

The vendor reserves the right to charge VAT

**METHOD OF SALE**

Offers are sought from a limited number of housebuilders. Our client would like to enter into a Purchase & Sale Contract with the successful bidder. It is expected that offers will be subject to Full Planning permission. All existing reports will be assignable. The deadline for offers is Midday on Wednesday 12th March 2025 and should be submitted to 'Simon Douglas' and 'Sophie Sismanovic' addressed to the 'Development Department, Savills, 3 Wellington Place, Leeds, LS1 4AP'. Offers shall include a proposed layout and a detailed breakdown of any abnormal development costs and s106 obligations. Please also provide a schedule of accommodation including gross and net acreages.

**VIEWING**

Viewing of the site can be obtained from the site boundaries.

**CONTACT**

For further information please contact:

**Simon Douglas**

Director  
sdouglas@savills.com  
07870 999 482

**Sophie Sismanovic**

Senior Surveyor  
sophie.sismanovic@savills.com  
07807 999 912

