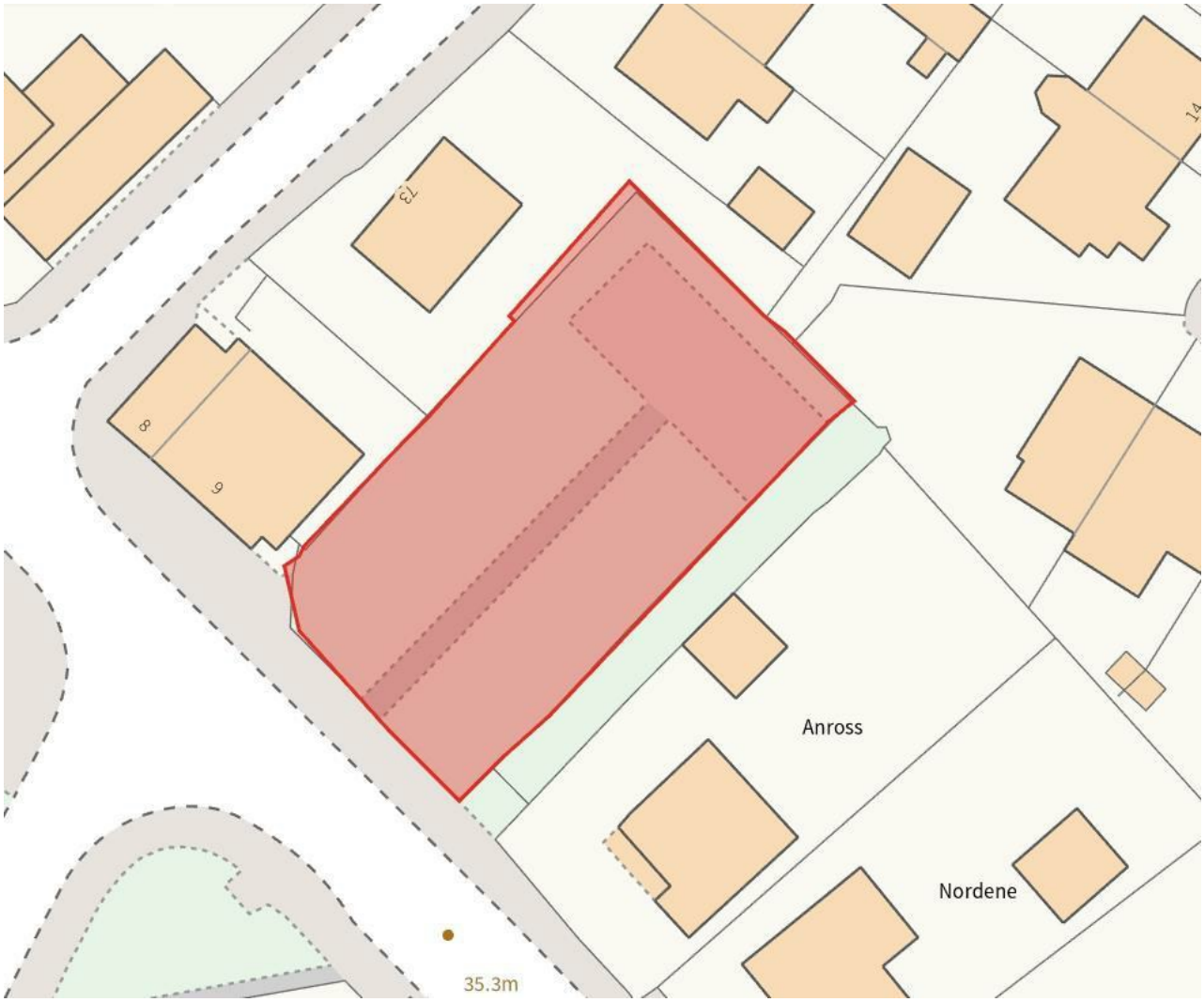
butters john bee bjb

land & new homes



Land at Highthorn Road, Kilnhurst, Rotherham, S64 5UP

0.20 acre(s)

Guide Price £100,000

Planning consent granted for a self-build bungalow (2025)
& Planning consent granted for a children's nursery (2021)
For Sale By Auction at 6.30 pm on Monday 7th December 2026
at the Double Tree By Hilton Hotel, Festival Park, Stoke-on-Trent, ST1 5BQ
Contact the Auction Team to Register
0800 090 2200 or auction@bjbmail.com

RICS Regulated by RICS

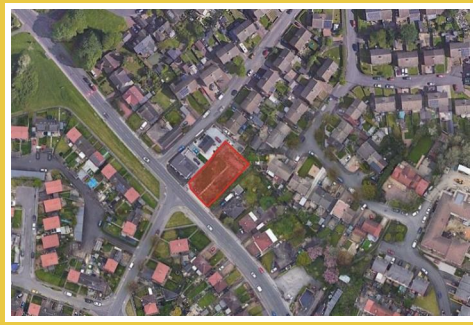




Land at Highthorn Road

Kilnhurst, Rotherham, S64 5UP

Guide Price £100,000







Description

The site of a former Methodist Church (now demolished) totalling 0.20 acre. The land had planning consent granted for the erection of a 3 bedroom self-build bungalow & external garages in May 2025, with an additional planning consent granted in 2021 for construction of a children's nursery and play centre.

The land may suit a range of alternative uses, subject to obtaining the appropriate planning consent.

A strip of land that runs parallel to the subject site and falls under the ownership of Rotherham Borough Council may potentially be available - please get in contact for further information.

Location

The land is situated within a predominantly residential enclave, featuring a property mix of traditional semi-detached houses, detached bungalows and nearby local commercial premises. The location offers highly accessible transport links, notably sitting within 0.6 miles (around a 12-minute walk) of Kilnhurst Railway Station, which connects commuters directly to Sheffield and Doncaster, alongside immediate access to local bus routes running along the main thoroughfare. For educational infrastructure, the site is exceptionally well-placed, located within 0.2 miles (a 3-minute walk) of Kilnhurst Primary School, while key regional secondary options like Swinton Academy lie just 1.4 miles to the north. Local everyday amenities are within immediate reach, including a convenience store, local pubs, and the Kilnhurst Resource Centre all within a 5-minute walk, while comprehensive retail options, major supermarkets, and medical centres are situated just a 5-minute drive away in the neighbouring towns of Swinton and Wath-upon-Dearne.

Planning & Supporting Information.

The site benefits from full planning consent for 'Erection of self build bungalow with detached garage' dated 20 May 2025 (Ref: RB2025/0453).

Additionally, planning was granted for the 'Demolition of existing church building and construction of children's nursery and play centre (Class D1)' dated 30 Jun 2021 (Ref: RB2021/0623). The demolition has been completed & therefore the planning maybe extant. However, BJB have no evidence this from the local authority and buyers should perform their own due diligence.

A full info pack is available on request which includes the following:

- Decision Notices
- Proposed Plans
- BJB Comparable Evidence

NB: Whilst BJB will try and supply as much information as we can about the planning status of the land / property, please be mindful that we are not planning consultants and accordingly it is important that prospective purchasers ensure they have inspected the land / property and rely upon their own enquiries, assessments and due diligence with regards to the planning status and current or potential uses. All information is supplied in good faith and BJB cannot be held liable for any errors or omissions.

Accommodation & Value

Self-build Bungalow;

The proposed scheme comprises the following:

3 bedroom detached bungalow (Self-build)
- Size: 110 sq.m GEA (Excluding garage)
- Est. Value: £325,000

Children's Nursery & play area;
- Size: 342 sq.m GEA

Any sizes / values quoted by BJB are correct to the best of our knowledge, however we would recommended all interest parties carry out their own checks before relying on any information provided.

Local Council

The site is located in the Council district of Rotherham Borough Council - https://www.rotherham.gov.uk/.

Tenure.

Freehold with vacant possession upon completion.

VAT

All prices quoted by Butters John Bee are exclusive of VAT unless otherwise stated. All interested parties should make their own enquiries to satisfy themselves with the VAT position.

Pre-Auction Offers.

Any pre-Auction offers should be submitted via e-mail to residential-land@bjbmail.com. All offers will be forwarded to the client for consideration, but please be aware that the majority of clients prefer to let the marketing run for a period, prior to giving serious consideration to accepting any pre-Auction offer.

Common Auction Conditions.

This property is sold subject to our Common Auction Conditions (a copy is available on request).

Buyers Admin Fee.
A buyers administration fee of £1,800 including VAT is applicable to this lot. The purchaser will pay the fee whether the property is bought before, at or following the auction date.

Legal Pack.
Purchasing a property at auction is a firm commitment that carries the same legal implications as a signed contract by private treaty. It is important that you consult with your legal adviser before bidding and also your accountant regarding the impact of VAT, if applicable, on the sale price. The legal pack can be viewed online via our website www.buttersjohnbee.com. Legal packs can also be viewed at the selling office. These documents should be passed to your legal adviser as they will help you make an informed decision about the lot. If you need further legal information please contact the vendor's solicitor whose details will be in the auction catalogue. Remember that you buy subject to all documentation and terms of contract whether or not you have read them.

Addendum.
Check the latest addendum at buttersjohnbee.com for any alterations or changes to the catalogue.

Internet, Telephone and Proxy Bidding
We are pleased to announce that we are now back in the Auction room at the Double Tree Hilton Hotel (Moat House). However, we also have the other bidding options available: On-Line / Telephone / By-Proxy. You will need to register in advance and provide two forms of ID. Register at www.buttersjohnbee.com/auction or contact the Auction Team on 0800 090 2200 or auction@bjbmail.com.

Legal Costs
Please refer to the auction pack in respect of any legal fees or search fees which may be due upon exchange or completion.

Deposit
Please note that a deposit of 10% of the purchase price (Min £3,000) will be due on Exchange of Contracts, whether the land / property is sold prior to Auction, in the Auction room or after the Auction.

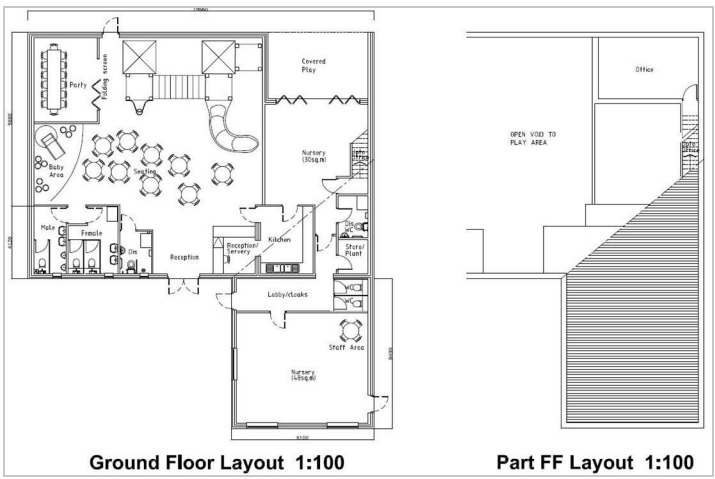
Viewings
The site can be inspected from the Public Highway – no appointment is necessary.

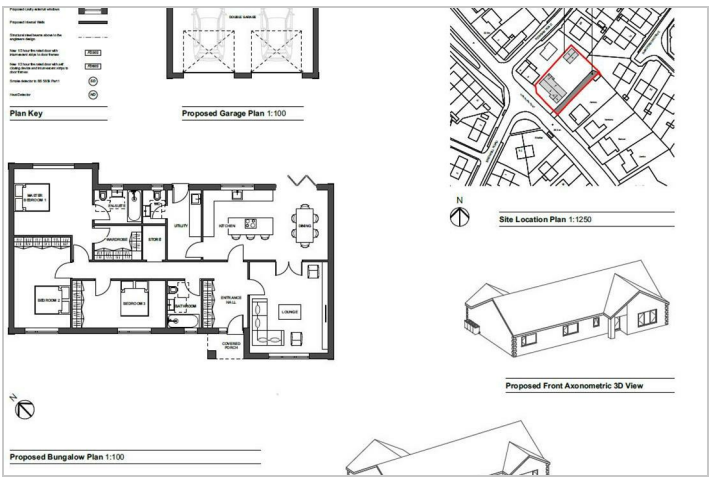
All Enquiries
Alex Djukic BSc MSc
Regional Land Manager
Land & New Homes Team
residential-land@bjbmail.com
01782 211147

Looking for Land & Development Opportunities?
Please note that not all land & development opportunities will appear on our website. To ensure that you do not miss out on these opportunities please e-mail: residential-land@bjbmail.com or call the Land & New Homes team to discuss your requirements.

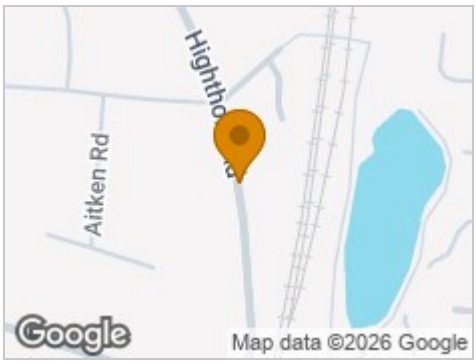








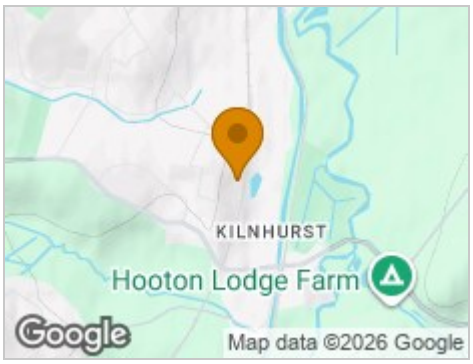
Road Map



Hybrid Map



Terrain Map





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

75 The Strand, Longton, Stoke-on-Trent, ST3 2NS
Tel: 01782 211147 Email: Residential-Land@bjbmail.com www.buttersjohnbee.com