

FOR SALE



Lord Street, Clifton
Guide Price £300,000

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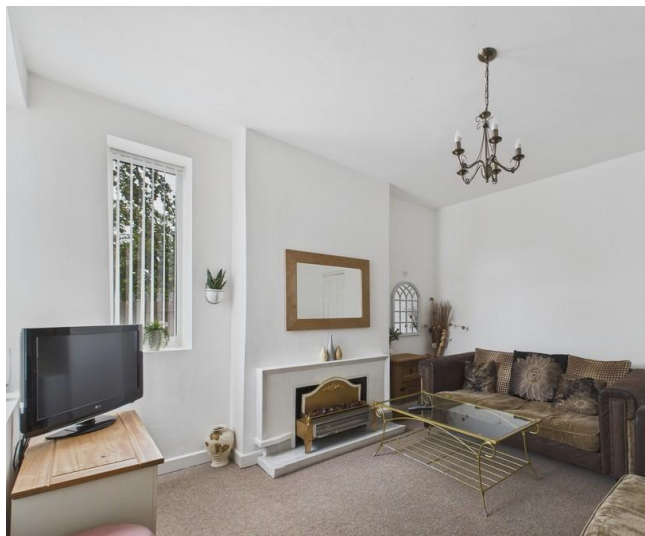
3 Bedrooms, 1 Bathroom

Guide Price £300,000

- Three bedroom detached
- Land with planning for three dwellings
- **PLANNING REFERENCE**
RB2023/1297

GUIDE PRICE £300,000 - £330,000. Tucked away at the end of a quiet cul-de-sac in the well-established Clifton area of Rotherham, Holme Lodge on Lord Street offers more than just a place to live. This is a property with potential-not only as a family home, but also as an investment opportunity thanks to the included land, which has full planning permission approved for three dwellings. The planning permission, under reference RB2023/1297, allows for the construction of two semi-detached dwelling and one detached dwelling, providing clear value for anyone considering a small-scale development project.

The existing property is well presented throughout and offers generous proportions. Inside, the entrance hall sits centrally and connects the main living spaces. To the right is the main lounge-a light-filled room with windows that allow for plenty of natural light and enough space to easily accommodate both a sofa suite and a dining table if needed. On the opposite side of the hall is a second reception room, currently used as an additional lounge, but just as suitable as a dining room, office, or playroom. From here, access flows into the kitchen, which is fitted with a range of modern wall and base units, worktops with a single bowl sink, oven, hob, space for fridge freezer, and plumbing for a washing machine.



Upstairs are three very good-sized bedrooms, two of which benefit from dual aspect windows, enhancing the sense of space and light. A large family bathroom completes the first floor, offering flexibility for growing households or visiting guests.

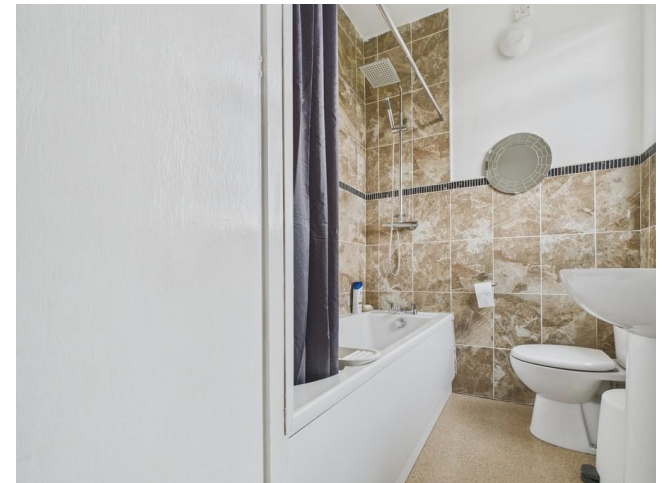
Outside, the rear garden is a key feature-not just because of its size, but also due to what lies beyond it. The garden leads directly onto a spacious plot of land that already has planning permission granted, currently having 14 garages on site. This rare addition to the property adds real substance to the offering. The approved plans allow for two semi-detached dwellings and one detached dwelling, all with allocated parking and designed to suit the needs of families, downsizers, or first-time buyers. The plot layout has been well thought out, and the modern design concepts add a fresh appeal that would likely attract attention quickly once built.

The property sits in an ideal location for both families and commuters. Just a short walk away is Clifton Park, one of Rotherham's best-loved green spaces, featuring landscaped gardens, sports facilities, play areas, and

the Clifton Park Museum. This park is a hub for community activity and an excellent spot for families and individuals alike to enjoy the outdoors. Local amenities are all close by, with shops, cafes, takeaways, and other day-to-day services within easy reach. A quick trip into Rotherham town centre brings access to major retailers and supermarkets including Tesco Extra, Aldi, Iceland, and Morrisons. For those needing to commute, the property is well positioned for road links including the A630, A631 and easy access to the M1 and M18 motorways. Rotherham Central train station is also just over a mile away, providing connections to Sheffield, Leeds, Doncaster, and beyond.

Education needs are also well catered for locally. Schools in the area include Clifton Community School and St Ann's Junior and Infant School, both within walking distance, and there are further options across the wider Rotherham area for both primary and secondary education.

Holme Lodge offers something that very few homes do-ready-made development potential in a location that



already ticks the boxes for schools, shops, parks, and transport. Whether looking to settle into a spacious, move-in ready home with scope for future plans, or actively searching for a small development site in an established residential area, this property meets both needs with ease.

With planning permission already secured, and a versatile plot that lends itself to multiple layouts and uses, this could appeal to builders, investors, or even multi-generational families looking for a project. The surrounding area continues to grow in popularity, meaning there is strong demand for high-quality, well-located housing.

This is a straightforward opportunity with minimal planning hurdles and a great head start thanks to the existing approvals. Combining a good-sized detached home, a large garden, and land ready for building, Holme Lodge is a rare find in a market where potential like this doesn't stay available for long.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-10	G		





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