



3 Priory Road, Bolton-Upon-Dearne, Rotherham, South Yorkshire, S63 8AE

**Asking Price £350,000**

Offering flexible living accommodation is this ex place of worship ready to be turned into an exclusive family property. Alternatively the land is offered for sale with planning for 6 x semi detached properties and is in excess of a third of an acre. With access from Priory Road and fronting Station Road.

Planning Reference 2022/0272 BMBC

## **Merryweathers**

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

## **Bolton Upon Dearne**

Bolton upon Dearne is a small village in the Metropolitan Borough of Barnsley, South Yorkshire, England, in the part of the Dearne Valley through which the River Dearne passes. There are three primary schools in the village: Carrfield School, Heather Garth Primary School and Lacewood. The main secondary school in the area is Dearne Advanced Learning Centre.

## **Church / Storage Area**

This large area once hosted the main place of worship and has windows and entrance doors to each side. There is also a partitioned front office. This has also been used as a place of business and still hosts retail potential.

## **Self Contained Flat**

To the rear is a self contained annexe hosting gas fire central heating, kitchen and bathroom.

## **Material Information**

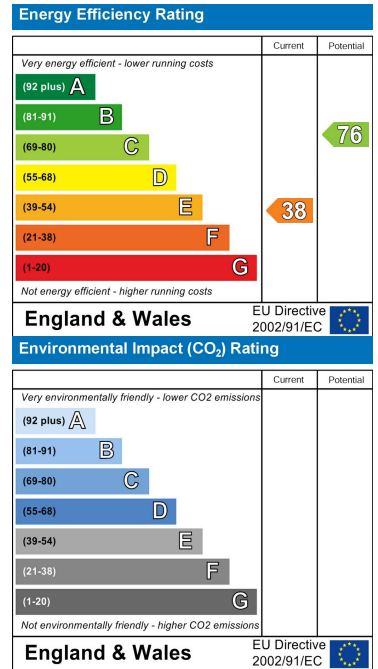
Freehold  
Council Tax Band B  
Planning Granted for 6 Semi Detached Properties

# Floor Plan

# Area Map



# Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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