



34 Newsham Road, Sheffield, S8 9EA



# 34 Newsham Road

## £280,000

This well thought out initiative offers you the opportunity to buy the shell of your home, fit it out internally to your own specification and move in knowing that you have equity in your property from day one!

Plot five provides approx. 86sqm of energy-efficient accommodation over three floors, and can accommodate layouts of three bedrooms comfortably with scope for an arrangement of three bedrooms and a potential en suite plus an office or spare bedroom.

With landscaped communal gardens to the front, and a private garden to the rear. This plot benefits from two allocated parking spaces and has planning permission for a home office in the garden.

This small development of shell/custom homes offers the opportunity to fit out your new property completely to your own specification. Each shell comprises a fully watertight building, completed externally, with triple glazed windows and roof windows offering a very high level of energy efficiency with further options for additional insulation inside. It has incoming gas, electricity and water, and is fully connected to the surface water and foul water system. The best part is that you then get to choose the final layout and finishes and take part in creating your own home!

Available as a Custom Build-Please ask for further details.

Distant Peaks views from all rear windows

**\*\*Photos For Illustrative Purposes Only\*\***

**INTERNALLY YOU WILL NEED TO PROVIDE:**

Internal Doors & Walls

Optional Additional Insulation/Vapour Barrier

Electrical, plumbing and ventilation installation (heat pump or combi boiler plus ventilation unit)

Plaster boarding and plastering

Wall Finishes

Kitchen Units and appliances

Bathroom

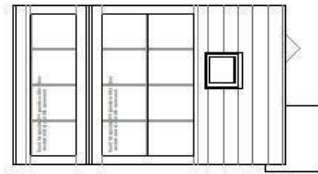
Garden



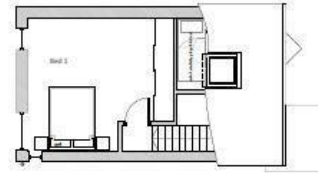
- Approx. 86sqm of accommodation over three floors
- Highly energy efficient and 4.5kw PV
- Excellent views over towards Houndkirk Moor and Burbage Moor
- Design your own internal layout and garden
- Have equity in your property from day one
- Off street parking for two cars
- Planning permission for a home office in the garden
- Also available as a custom build
- Private rear garden and landscaped communal gardens
- Underfloor Heating To The Ground Floor



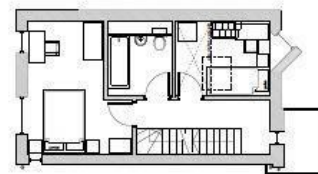




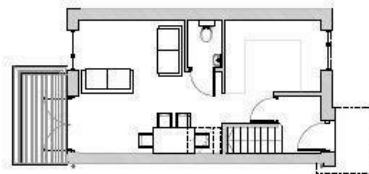
Roof plan



Roof space

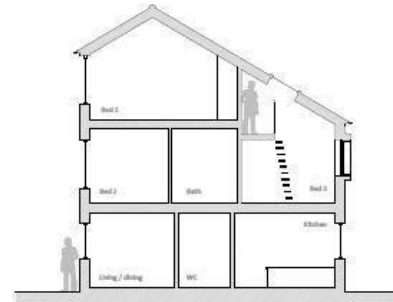


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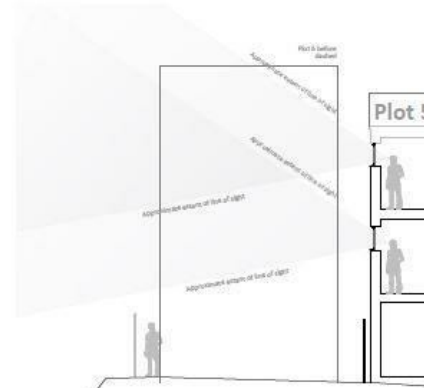


Ground

Plot 5



Typical transverse section 01



Indicative section of views from side windows

Additional changes to approved application 21/03006/FUL approved under 22/03750/NMA incorporated into this drawing.

<p>project: Sustainable Shell Homes: - Meadowsbrook Site 1</p>	
<p>client: Sustainable Shell Homes: Plot 6 - 2 Bed Homes</p>	
<p>drawing: Plans + typical sections</p>	
<p>drawing number: SSHMb-511A</p>	
<p>revision: A (26.03.23)</p>	
<p>scale: 1:50 @ A1 / 1:100 @ A3</p>	
<p>original size: A1 / A3</p>	
<p>issue:</p>	
<p><small>This drawing may be used only for the purposes of obtaining approval. It does not constitute an offer of any product or service and is not intended to be used for any other purpose without the prior written consent of the issuer.</small></p>	

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