

FOR SALE • CONVERSION AND NEW DEVELOPMENT OPPORTUNITY

BURNABY CRESCENT

SHEFFIELD, S6 2RZ



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DESCRIPTION

A former Victorian era school building, built in circa 1874, mainly of stone construction with some brick built later extensions under a pitched slate roof.

Although not listed the property is considered to have architectural merit and is to be retained offering the potential for the conversion of the school building into residential plus an element of new build housing to the rear subject to planning consent.

The site is roughly rectangular in shape extending to 0.32 ha (0.8 acres). The accommodation has a GIA of 1398.4 sq. m. (15,048 sq. ft.), benefitting from a wide frontage onto Burnaby Crescent.



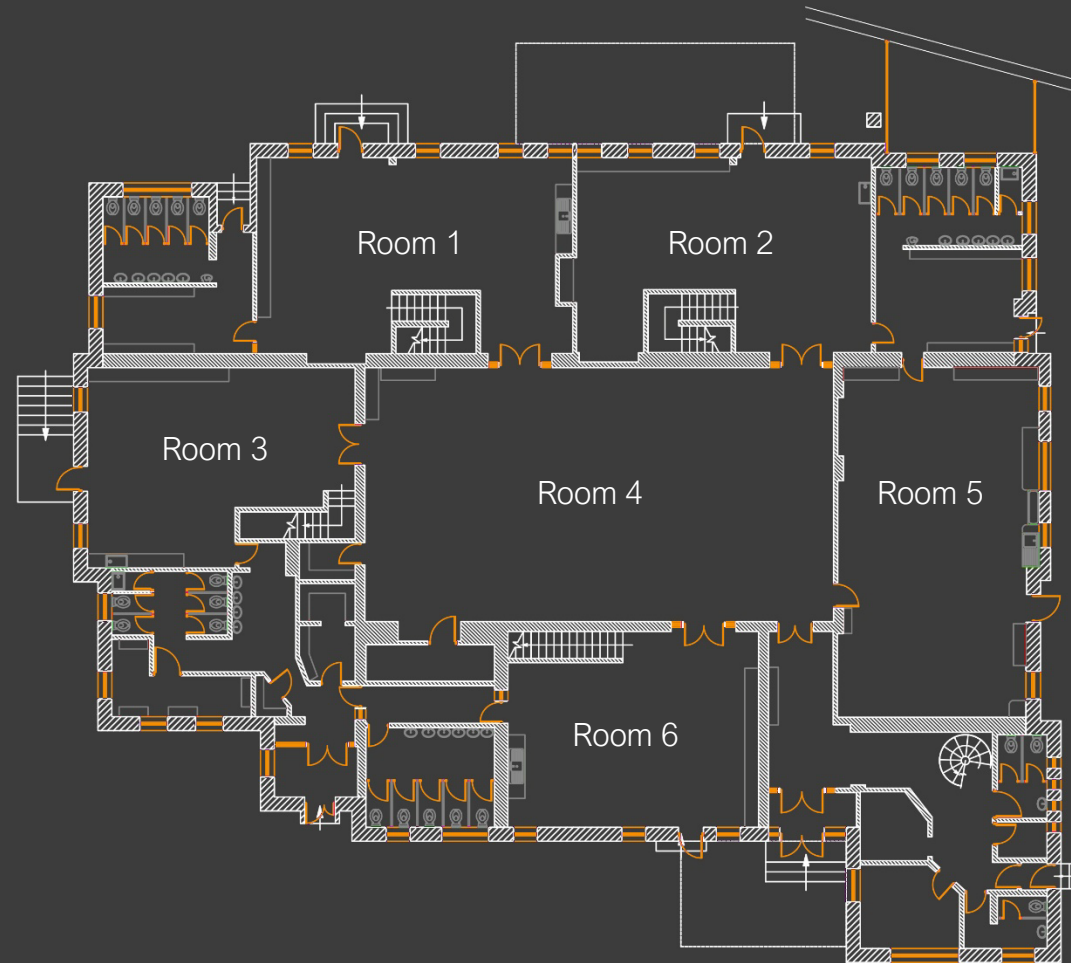
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ACCOMMODATION SCHEDULE

The following are approximate measurements of the numbered rooms on the ground plan adjacent.

Room 1	72.9 sq. m.	(784.7 sq. ft.)
Room 2	69.2 sq. m.	(744.9 sq. ft.)
Room 3	59.1 sq. m.	(636.1 sq. ft.)
Room 4	155.1 sq. m.	(1669.5 sq. ft.)
Room 5	87.7 sq. m.	(944.0 sq. ft.)
Room 6	58.6 sq. m.	(630.8 sq. ft.)

In addition to a basement plant room there are some mezzanine rooms at first floor level. A full set of internal plans are available.



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LOCATION

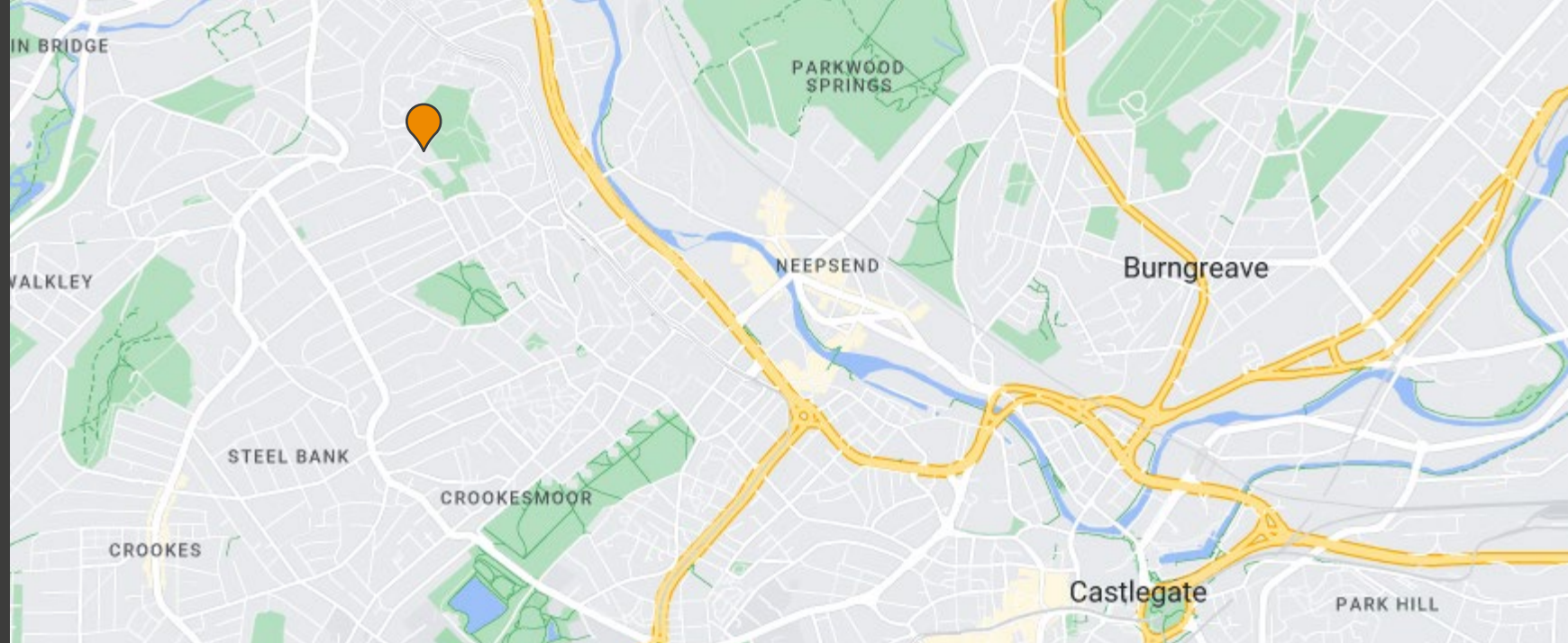
Burnaby Crescent is in a predominantly residential area approximately 2.5 miles northwest of Sheffield City Centre.

The site is well served by local amenities, with numerous convenience stores within walking distance, plus Tesco, Aldi and Morrisons superstores within 1 mile of the site.

Ruskin Park & Gardens, Bole Hill Recreation Ground and Philadelphia Gardens are all within 0.5 miles of the site providing plenty of recreational facilities.

The new Walkley Primary School sits adjacent the site, and the area also falls within the catchment of Forge Valley Secondary School.

The location is on a bus route and approximately 0.5 miles from the nearest tram stop. There is easy access by car to the M1, Jct 33 provided via Sheffield Parkway (A630).



Outline indicative for illustration purposes only

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PLANNING

A detailed Informal Planning Advice Note (IPAN) is appended to this document. Some key points:

The site is in a Housing Area designation in the UDP.

Development should be within the density range of between 40 to 60 dwellings per hectare, yielding between 15 to 22 new homes.

A 10% affordable housing contribution is required for proposals involving 15 or more dwellings.

The site is in CIL Zone 3 (City Centre, West) where residential developments (including houses in multiple occupation) are charged at £41.93 per sq. m.

Other uses may be acceptable. Please consult the IPAN for further information.



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EPC AND SERVICES

The building has an EPC rating of E. Please consult the full report for further information.

The building is serviced by gas, water and electricity. However, it is the purchaser's responsibility to ensure the suitability of those services for any proposed use.

BUSINESS RATES

For the year commencing 01 April 2024 the rateable value based on the building's previous use is £15,843.25.

For further information please contact the Valuation Office Agency on:

Telephone: 0114 2894600

Email: sheffieldgroup.vo@voa.gsi.gov.uk

For information on business rates payable or business rate reliefs or allowances please telephone 0114 2734398 or e-mail business.rates@sheffield.gov.uk.



BURNABY CRESCENT

PRINCIPAL TERMS

- Sheffield City Council is seeking offers for a long leasehold interest in the site on the following principal terms:
- The City Council is seeking premium offers for a new 250-year lease of the site at a Peppercorn rent.
- A deposit of 10% of the purchase price will payable upon exchange of contracts together with an additional non-refundable buyers' premium equivalent to 3% of the purchase price (subject to a minimum of £1750).
- The successful purchaser will agree Heads of Terms within 4 weeks of their offer being accepted, exchange contracts within 2 months of agreeing Heads of Terms and submit a planning application within 3 months of contracts being exchanged.
- Within 6 weeks of detailed planning consent being granted the sale contract will complete and the remaining 90% balance of the purchase price will be payable.
- The lease to be granted will contain an obligation on the developer to commence the refurbishment within 6 months of obtaining planning consent and complete the development within 24 months of the start on site date.
- The Council will dispose of the site with full vacant possession.

OFFER PROCEDURE

- a) Offers should be submitted using the attached Offer Form.
- b) Offer Forms should be emailed addressed to propertyservices@sheffield.gov.uk. Please include the following within the email subject box: 'Private and Confidential' Offer Enclosed, DO NOT OPEN: Barnaby Crescent.
- c) The deadline for offers is at 12:00 midday on Friday 28 June 2024.
- d) Please supply the name and address of your legal advisers, together with the name of the person who will attend to this matter, with telephone numbers and an e-mail address.
- e) The offer should be accompanied by the following information:
 - Financial Offer
 - Indication of initial development proposals for the site
 - Information on previously completed schemes
 - Detail of the proposed source of development finance
 - Proposed professional team
 - Development timeframe
 - Copy of the viability/development appraisal showing each element and how the offer has been arrived at
 - The period in which you anticipate being able to exchange contracts following receipt of title documentation
 - The acceptance of any offer is subject to formal City Council approval.

VIEWINGS

Viewings strictly by appointment only. Please contact the Council via email at propertyservices@sheffield.gov.uk to arrange a viewing.

Please note the building and surrounding site may contain hazards. Viewings are entirely at your own risk; therefore, it is essential that due care is observed, and appropriate PPE must be worn. The seller does not accept any liability for injury or damages caused as a result of viewing the premises.

RESERVATIONS

No information contained in this document, or any other written or oral information made available to any interested party, or its advisers shall form the basis for any warranty, representation or term of any contract by the City Council with any third party.

The informal guidance provides general advice for prospective purchasers. It is informal advice and is given without prejudice to any decision made in formal determination of a planning application. The City Council reserves the right not to follow up this invitation in any way and/or withdraw from the selection process at any stage and no expense incurred by any person in responding to the invitation and preparing an expression of interest will be reimbursed

BURNAGE

MISREPRESENTATION ACT 1967

Sheffield City Council gives notice that

1. These particulars do not constitute any part of an offer or a contract.
2. Statements contained in these particulars as to this property are made without responsibility on the part of the City Council.
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact.
4. Any intending purchasers or lessees or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. Sheffield City Council does not make or give nor does any person in its employment have any authority to make or give any representation or warranty in relation to this property.

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