

FOR SALE • FREEHOLD • VACANT POSSESSION

# 29-33 NURSERY STREET

SHEFFIELD, S3 8GF



## 29-33 NURSERY STREET

### DESCRIPTION

The site is roughly rectangular in shape circa 0.07ha (0.17acre). Its boundaries are the City Wharf residential apartment block, Nursery Street, the Pocket Park and the River Don.

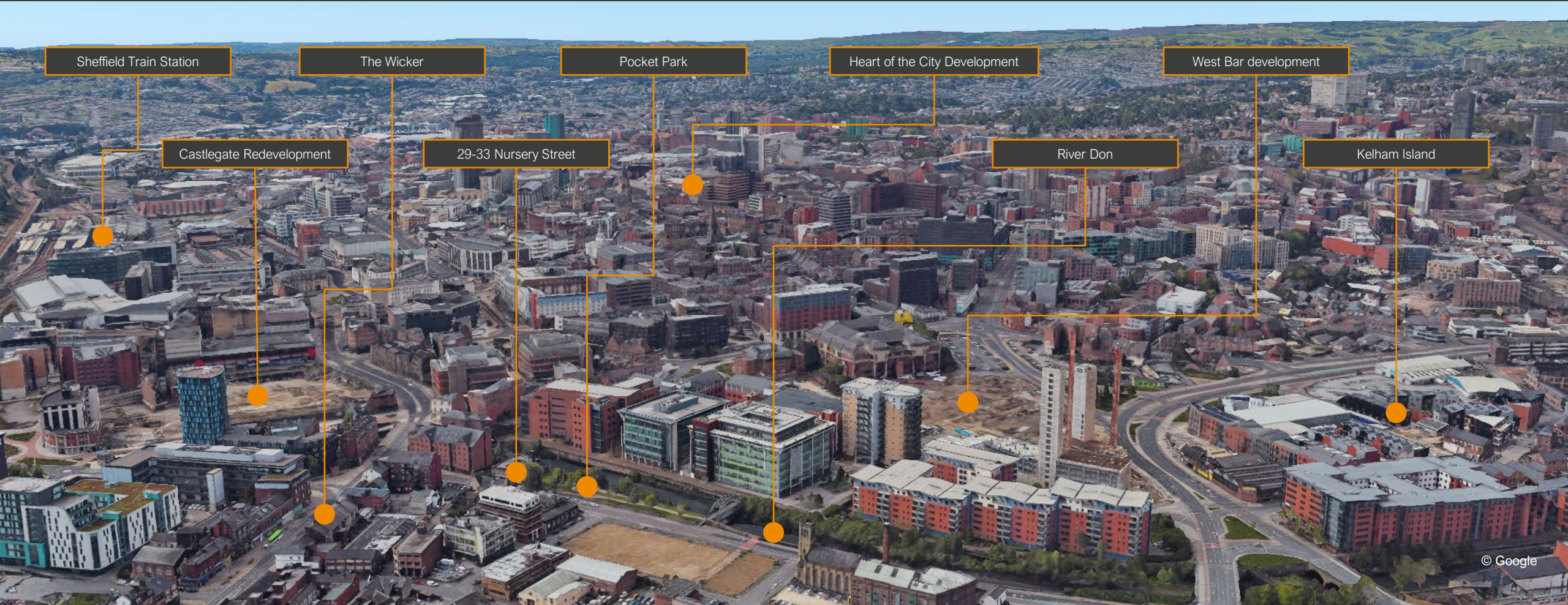
Just under half the plot was the site of the now demolished Hare & Hounds public house which is currently overgrown with thick vegetation behind a steel security fence. Next to this is the former Resource Centre, a 2-storey concrete framed building which is in a very poor condition and will require demolition. However, the gable wall facing the Pocket Park is subject to a Local Preservation Order and will be retained and integrated into the proposed new development.



LOCATION

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The site is located on Nursery Street, close to the Wicker and in close proximity to employment opportunities at Riverside Exchange and the emerging West Bar business district. It is also close to the vibrant Kelham Island area for leisure and entertainment with an easy walking distance to the Midland rail station and the Heart of the City. Importantly, the site lies within the Wicker Riverside Priority Location which is one of the 6 priority regeneration neighbourhoods across the city.



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### PLANNING

A new very detailed and progressive Planning Brief has been prepared for the development of this site and is included with these sales particulars. The main highlights are as follows: -

- A new building capacity of 6 storeys increasing up to a total of 10 storeys towards the River Don elevation.
- Residential on upper floors C3.
- National space standards to be adopted for new residential accommodation.
- Proposals should provide a mix of residential accommodation with no more than 50% of the total numbers to consist of a single dwelling type. The preferred mix can include a small number of studio apartments, however, there is a strong preference for one and two bedroomed apartments within the development.
- Hotel C1.
- Active ground floor activity which should incorporate the Local Listed gable facing the Pocket Park with an opportunity to incorporate an external terrace area subject to a licence from Sheffield City Council.
- Small convenience store to serve the local area A1 class up to 280sqm sales area.
- Office / Studios B1 or B1c.
- Food and Drink uses A3 & A4 on ground floor incorporating dual fronted space and terrace areas fronting River Don and the Pocket Park.



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### SERVICES

The site has all the usual mains services and utilities available. However, prospective purchasers should make their own enquires to confirm this and that there are adequate capacities to serve their proposed development.

### SITE INFORMATION

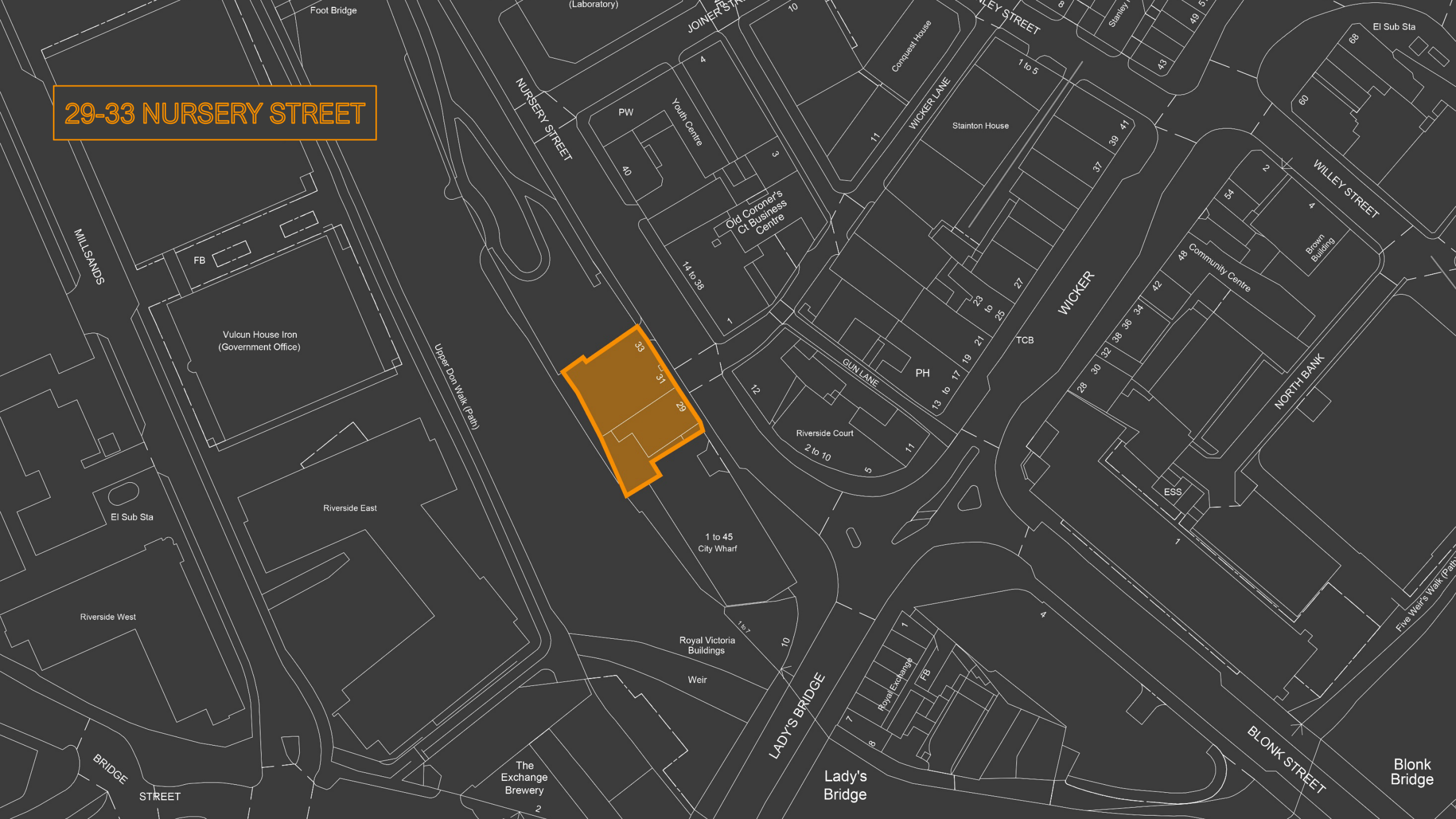
Sheffield City Council commissioned a detailed Phase 1 desk top site investigation report by Eastwoods Consulting Engineers. Please find that attached.

### VAT

VAT will not be chargeable on this transaction.



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### THE MAIN HEADS OF TERMS & PURCHASER'S OBLIGATIONS SHALL BE AS FOLLOWS:

- Offers are invited for the Freehold interest in the site described above.
- The property will be delivered with vacant possession in its existing condition on the date of legal completion.
- The Council will enter into a contract with the selected bidder conditional upon them securing a full detailed and implementable planning consent.
- Obtaining a satisfactory intrusive ground investigation report.
- At the earliest opportunity, the purchaser shall provide proof and source of funding to acquire the site and deliver the new development.
- The Purchaser shall exchange contracts within 2 months of their solicitor receiving a full and complete legal pack. Upon exchange of contracts, the purchaser shall pay a deposit of 5% of the purchase price of which £20,000 shall be non-refundable plus a 3% of PP buyer's premium which will cover the Council's costs incurred in this transaction.
- Following exchange of contracts, engage in a pre-application enquiry with Sheffield City Council Planning dept and proceed to submit a full and complete planning application within 4 months of exchanging contracts.
- Diligently pursue the application in order to secure an acceptable and full consent within 12 months of the application being validated. If the application is still not determined by that date or is subject to appeal proceedings, then an extension of time will be granted.
- The sale shall complete within 20 working days of the purchaser receiving a full and acceptable planning consent and the remaining 95% of the purchase price shall be payable.
- The purchaser shall produce evidence of a bona fide build contract at the earliest opportunity following completion of the sale. This contract shall have been entered into with a reputable construction company to deliver the consented scheme, which shall have a confirmed date to commence construction works within 12 months from the date of legal completion of the land sale.

## OFFER PROCEDURE

- a) Offers should be submitted using the attached Offer Form.
- b) Offer Forms should be emailed addressed to [propertyservices@sheffield.gov.uk](mailto:propertyservices@sheffield.gov.uk). Please include the following within the email subject box: 'Private and Confidential' Offer Enclosed, DO NOT OPEN: 29-33 Nursery Street S3 8HD.
- c) The deadline for offers is at 12:00 midday on Friday 30 August 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 including layout drawings
  - 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
- f) The acceptance of any offer is subject to formal City Council approval.
- g) The Council reserves the right not to accept the highest, or indeed any offer made for the property.
- h) All costs incurred in preparing the bid shall be at the bidder's expense.
- i) The acceptance of any offer on this site is subject to formal Sheffield City Council approval.

## VIEWINGS & FURTHER ADVICE

Due to hazards, viewings of the site are to be conducted externally only. This can be done from Nursery Street to the front, Pocket Park to the side and the Upper Don Trail to the rear.

Please note that the ground may be uneven in places and correct PPE should be worn such as appropriate footwear. The seller does not accept any liability for injury or damages caused as a result of viewing the premises.

For further advice, please contact Greg Roberts on:

[greg.roberts@sheffield.gov.uk](mailto:greg.roberts@sheffield.gov.uk)

07775 027298

## 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

# NURSERY



## 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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