

FOR SALE • FREEHOLD • VACANT POSSESSION

MANOR OAKS ROAD

SHEFFIELD, S2 5EA



MANOR OAKS ROAD

DESCRIPTION

A rare opportunity to acquire a former school site of approximately 1.86 ha (4.6 acres). The site is roughly square and is allocated for housing within the emerging local plan.

The property benefits from a wide frontage onto Manor Oaks Road. The front of the site previously housed the now-demolished former St Johns School. The school's playing fields were located to the rear.

The topography is varied with parts of the site now being overgrown and having areas of hardstanding leftover from the previous use. The rear half of the site is largely grassed land and slopes towards Maltravers Road.

The site will be sold freehold with vacant possession.



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LOCATION

The site lies 1.3km (0.8mi) east of Sheffield City Centre in a predominantly residential area.

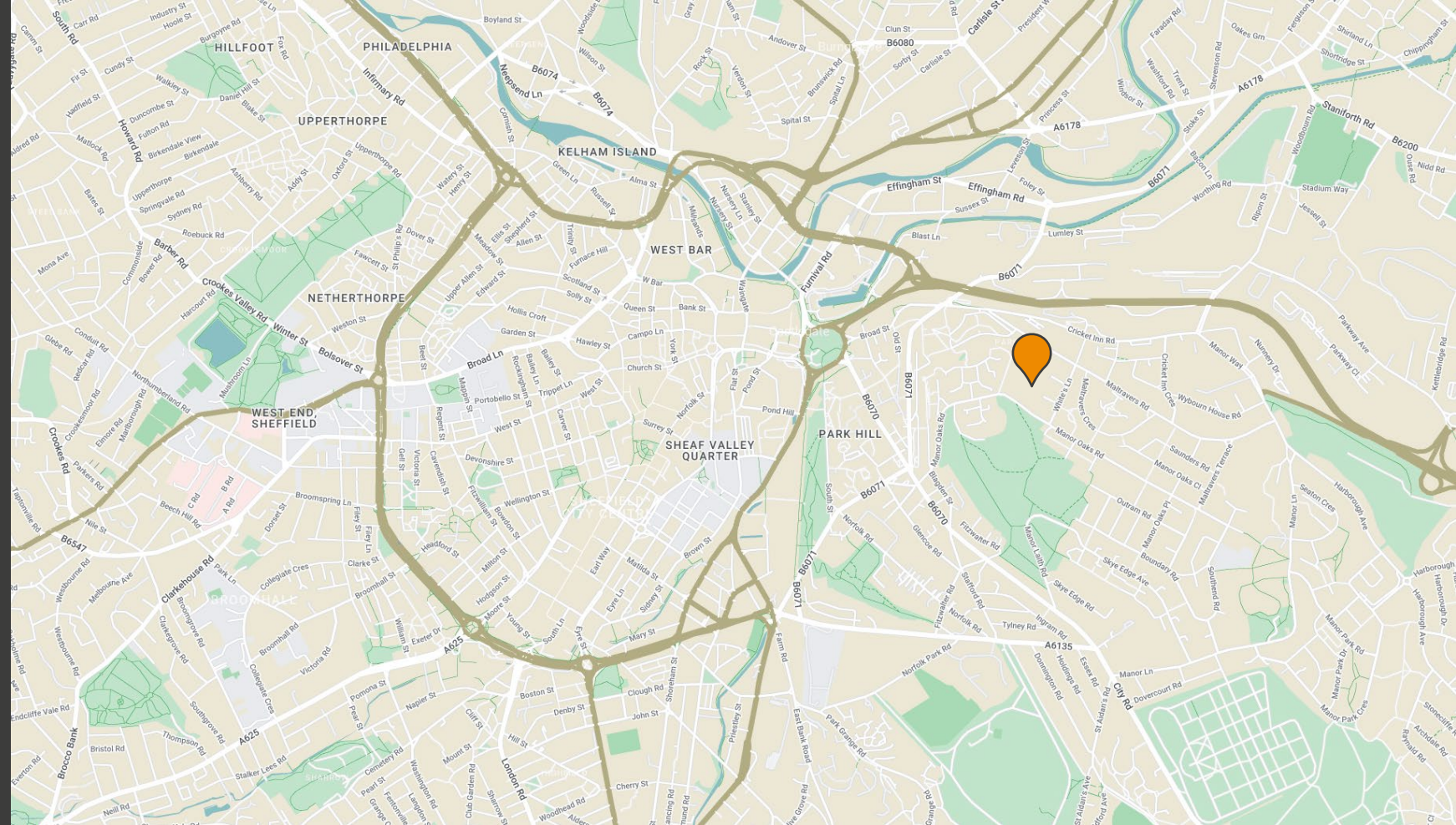
Within 10 minutes' walk north of the site is Parkway Central Retail Park, hosting several large stores such as a supermarket, homeware and clothing shops as well as coffee shops and takeaway food vendors. The Supertram runs adjacent to the retail park, linking the city centre to Meadowhall Shopping Centre.

Situated directly off Manor Oaks Road are Wybourn Community Primary School and Emmaus Catholic & Church of England Primary School, both within 1km. Manor Lodge Primary School is also nearby, a 20-minute walk to the south.

Sky Edge playing fields is located directly south of the site which also hosts allotments.

The site is sandwiched between Manor Oaks Road and Maltravers Road, both providing regular bus service to Sheffield City Centre.

Those that prefer to walk can reach Sheffield Railway Station and the city centre in 15 minutes and 25 minutes respectively.



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PLANNING

- The site is allocated for housing within the emerging draft local plan. Site allocation ES34, St Johns School, Manor Oaks Road, S2 5QZ.
- The site has been assessed to have a net developable area of 1.69 ha (4.18 acres) and could accommodate a density of approximately 40 plots per ha (16 per acre) subject to planning.
- The site lies within a nil affordable housing area and in CIL Zone 3 (Manor/Arbourthorne/Gleadless) with a current rate of £45.00 per sq. m for residential development.
- For further planning advice, please contact Sheffield City Council (Area Planning) via the following email address: planningdc@sheffield.gov.uk.



SERVICES

It is understood that mains services are available on Manor Oaks Road. The purchaser will be responsible for ensuring the suitability of the services in relation to any proposed development. Any service diversions will be the responsibility of the purchaser.

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SITE SURVEYS

A suite of technical reports is available including:

- Phase 1 and Phase 2 site investigations
- Utilities Searches
- Topographical Survey
- Unexploded Ordnance Risk Assessment
- Preliminary Ecological Assessment

Only offers on a net of costs basis factoring in the information provided will be considered. Any further costs not covered by the reports will need to be identified/assumed within the offer.

The reports, along with the Informal Planning Advice Note, are available to view and download by following this link:

[Supporting Documentation](#)



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TERMS

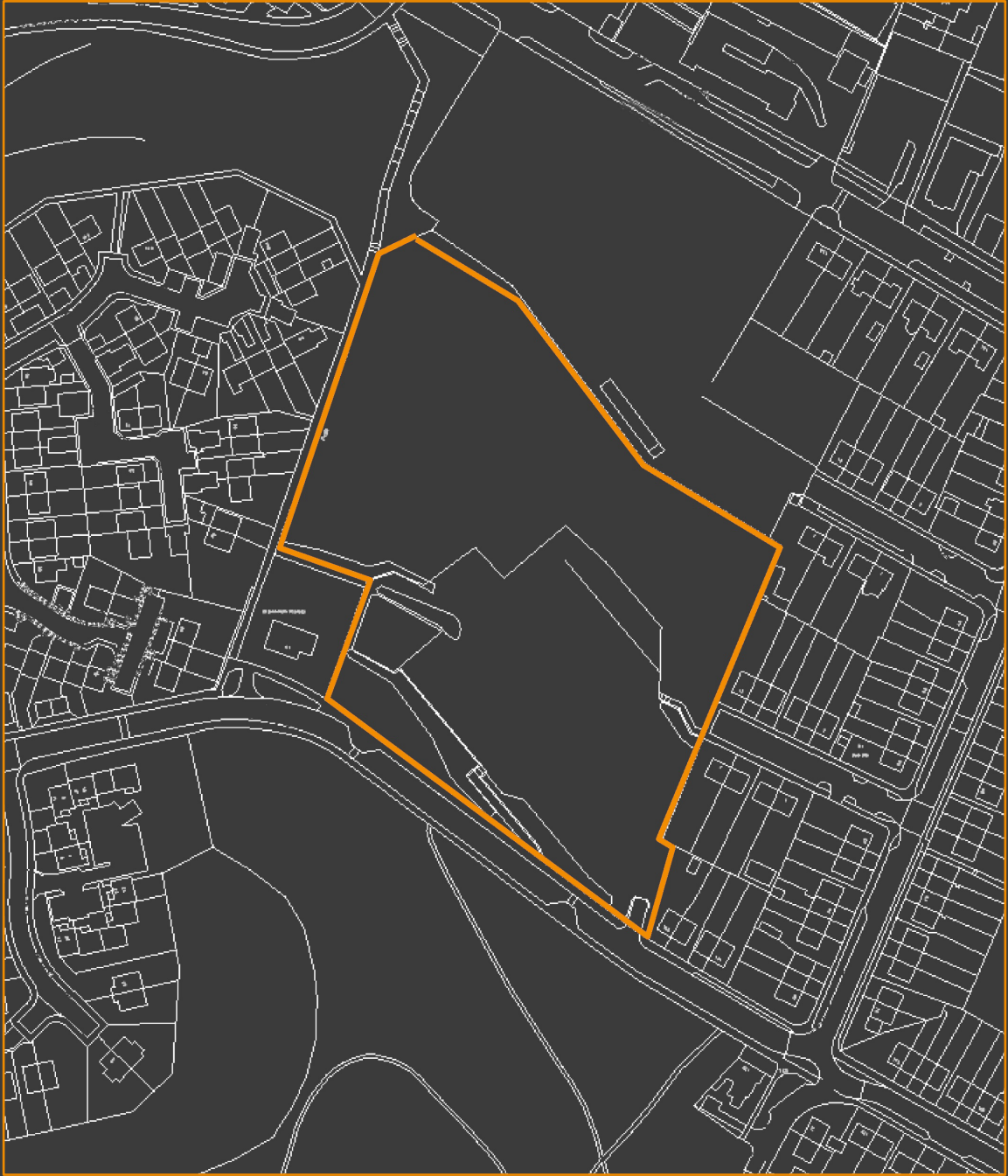
Sheffield City Council in partnership with the Sheffield Diocese Board invites written offers for the freehold of the property on the offer form attached. Prospective purchasers should include a description of their proposals for the site within the offer form.

A deposit of 10% of the total agreed purchase price will be payable upon exchange of contracts.

Upon legal completion of the sale the balance of the purchase price will be payable. In addition, the purchaser will be required to pay the buyer's premium amounting to 3% of the purchase price or a minimum of £1,750 whichever is the highest.



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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: Land off Manor Oaks Road, Sheffield S2 5EA.
- c) The deadline for offers is at 12:00 midday on Friday 02 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
 - 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
- f) The acceptance of any offer is subject to formal City Council and Sheffield Diocese Board approval.
- g) The Council reserves the right not to accept the highest, or indeed any offer made for the property.
- h) All costs in preparing the bid shall be at the bidder's expense.

VIEWINGS AND FURTHER INFORMATION

Viewings of the site are permitted at your own risk, restricted to 9am and 5pm weekdays only. Please inform the Council via e mail of the time and date you will be viewing, the names of the viewers and the statement: I accept that viewings will be at my own risk. Any viewings are to access the site from Manor Oaks Road. Please note the site is uneven and may contain hazards, therefore appropriate precaution should be taken when viewing such as suitable footwear, eyewear etc. The seller does not accept any liability for injury or damages caused whilst viewing.

For further information please contact us using the details below:

propertyservices@sheffield.gov.uk

0114 273 5621

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

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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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