

Land at Beaumont Road North, Sheffield

S2 1RS

Residential development opportunity

The opportunity.

Site comprising land off Beaumont Road, North, Sheffield, S2 1RS

A rare residential development opportunity on the outskirts of Sheffield city centre with the benefit of detailed planning consent for 26 houses, conveniently located for a short commute into the city, with good links to public transport and the motorway network via Sheffield Parkway. The site sits adjacent to an established residential location and is close to local amenities including local schools.



- Detailed planning consent – 26 houses
- Approximately 1.46 acres (0.6 ha)
- Established residential location
- Excellent transport links

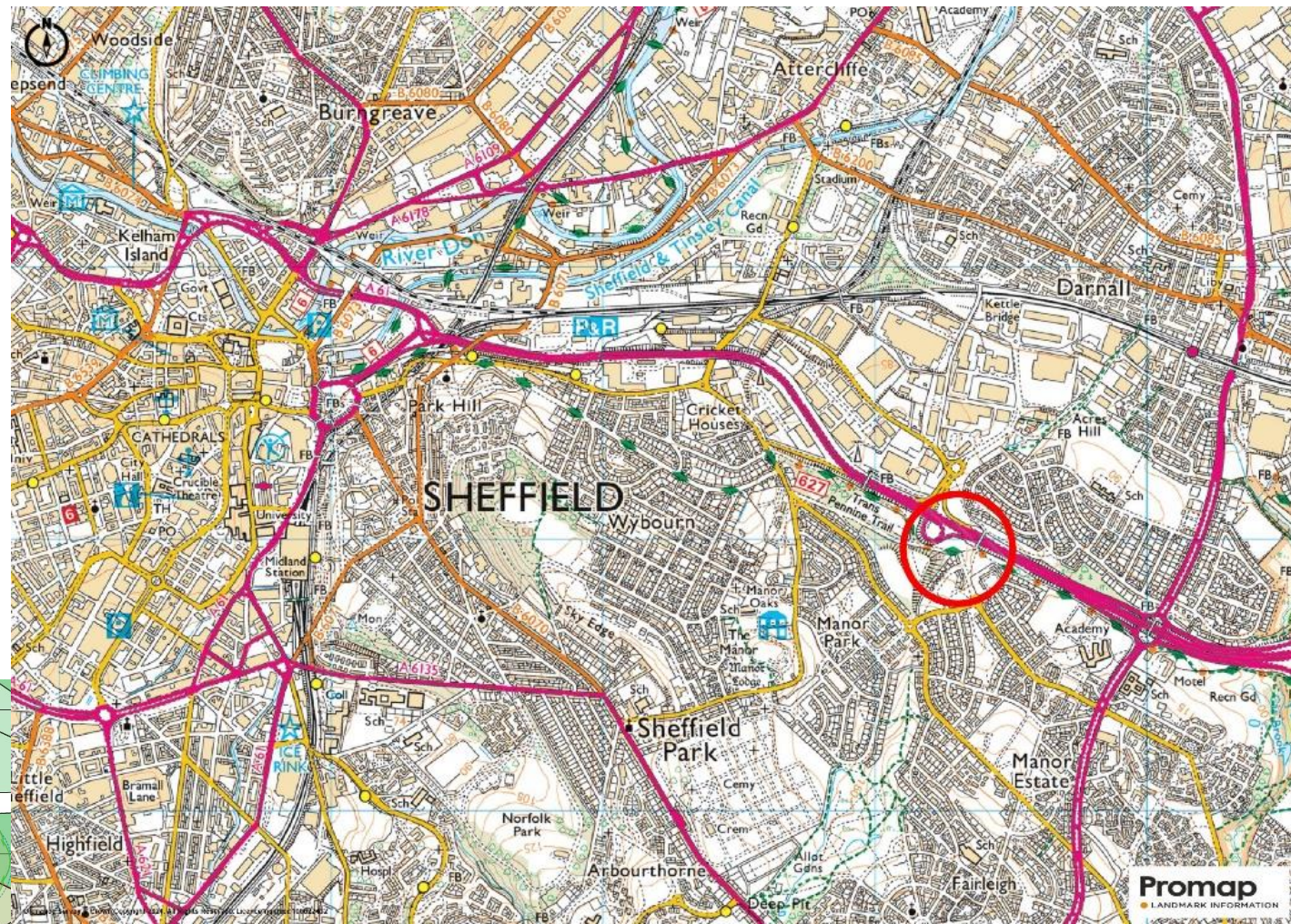
General Description

The property includes a cleared site of a uniform shape, extending to approximately 1.46 acres. It's most recent use was as the former Foundry Workers Club, the buildings for which have been demolished some time ago. The property is mainly covered by grass and low level of shrubbery with a number of small trees.

Location

The property is located on the south side of Sheffield Parkway with access via Beaumont Road North, approximately 1.5 miles from Sheffield City Centre.

Sheffield Parkway provides easy access in and out of the city and Junction 33 of the M1 Motorway is approximately 4 miles east. It is close to local schools, shops and community facilities and regular bus services pass close to the site taking approximately 20 minutes to reach the city centre.



Town Planning

The property was granted detailed planning consent on 28 August 2020 for the erection of 26 no. two-storey dwellings (4 no. two-bed and 22 no. three bed) and associated works including formation of access road, provision of parking and hard and soft landscaping. Planning reference and link to Sheffield Council's planning portal: [19/03963/FUL](https://www.sheffield.gov.uk/planning/development-control/planning-references/19/03963/FUL)

In granting consent the local authority has not attached any affordable housing requirements and nor is there a Section 106 Agreement requiring any developer contributions. CIL however will be applicable and the site falls in Zone 3 which currently has a charge rate of £39.33/m².

Development Proposals

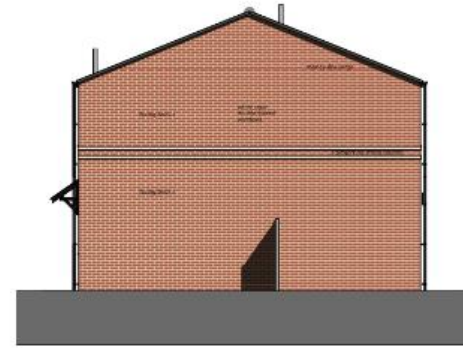
The consented scheme for 26, two-storey houses comprises 4 no. two-bed and 22 no. three bed properties, the majority of which have parking for 2 cars and all with private gardens.

Plot Summary

House Type	Standard Specification	GIA	QTY
A	3 bedrooms Semi-detached	826ft ²	8
B	3 bedrooms Semi-detached Master bedroom en-suite	826ft ²	8
C	3 bedrooms Semi-detached Master bedroom en-suite	854ft ²	4
D	3 bedrooms End townhouse	826ft ²	2
E	2 bedrooms Mid-townhouse	630ft ²	2
F	2 bedrooms End townhouse	630ft ²	2



FRONT ELEVATION



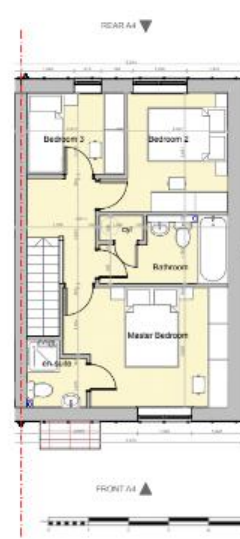
SIDE ELEVATION



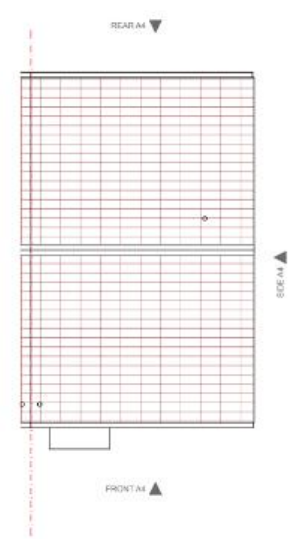
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN



Further information.

Method of Sale

The opportunity is being offered for sale via private treaty but the vendor reserves the right to conclude via informal tender. Offers are invited on an unconditional basis for the freehold interest.

Guide Price: £800,000

VAT

We are informed that site is not elected for VAT and therefore VAT will not be payable. Should this change, VAT will be applicable at the prevailing rates and payable accordingly.

Legal Fees

Each party to pay their own legal fees.

Services

Interested parties should make their own enquiries regarding services to the site.

Viewings

The site can be viewed easily from the public highway. Prospective purchasers should be aware that inspections are made entirely at their own risk and neither the Vendor nor their Agent accept liability.

Tenure

The site is being sold Freehold and full title documents can be found in the dataroom.

Important notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Knight Frank LLP has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agent or seller. 2. Photos, plans, maps and Computer Generated Images (CGIs): Photographs used show only certain parts of the property as they appeared at the time they were taken. CGIs used in this document are for indicative purposes only. Areas, measurements and distances given are approximate only. 3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated February 2021.

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Further Information

Further information including technical pack, planning details and title information is made available via a dedicated online dataroom, login details for which can be made available upon request.

Bid Timescales

Offers are invited on an unconditional basis with a closing date of **12 noon Thursday 16 September**. Offers should be emailed to tim.mather@knightfrank.com or in writing to Knight Frank LLP 7th Floor, Fountain Precinct, Balm Green, Sheffield, S1 2JA.

Offers submitted verbally or after the deadline may not be considered. The Vendor, in its absolute discretion, does not undertake to accept the highest or any offer received.

Contact us.

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