



Land off Priory Road
Ecclesfield



Grassland off Priory Road

Ecclesfield

Sheffield

S35 9XZ



5.7ac

An excellent opportunity to acquire two parcels of grassland situated within an attractive accessible location.

For Sale by informal tender on 30th September 2024.

Guide Price: £85,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

The property is situated close to the urban fringe of Sheffield located in the village of Ecclesfield, which is located approximately 1.2 miles south east of the property. The land is situated approximately 5.5 miles away from the city of Sheffield, and in close proximity to major network links such as the M1.

Directions:

Heading North from Sheffield on the A61 towards Hillsborough continue along this road for approximately 4 miles then turn right on to Wheel lane continue along this road for approximately 1.2 miles, then turn left on to Priory Road and the land is accessed via an access adjacent to the Gatty Memorial Hall and the land is indicated by our 'For Sale' board.



Description:

Shown edged RED on the plan, the sale of the land offers the opportunity to purchase a useful block of grassland and amenity land in an attractive location. The majority of the land is suitable for both grazing and mowing purposes; however parts of the property is overgrown and only suitable for grazing purposes. The land extends to approximately 5.7 acres (2.3 hectares) of which can be accessed directly off Priory Road. The majority of the land is gently sloping with a southerly aspect. The land is bound by a mixture of both dry-stone walls and post and wire fencing.

Fixtures and Fittings:

The timber framed structures that are situated on part of the holding are not included within the sale and will be removed before completion of the property.

Viewings:

The property may be viewed at any reasonable time within daylight hours, when in possession of a copy of these particulars. Please park responsibly along the roadside.

Overage:

The land is sold with a development overage of 25% that would arise in any uplift in value from any non-agricultural planning consents for the period of 25 years.

Solicitors:

Wrigley's Solicitors LLP
Derwent House
150 Arundel Gate
Sheffield City Centre
Sheffield
S1 2FN
Tel: 0114 267 5588

Services:

No mains services are connected.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not defined in these particulars. We understand that there is a public footpath that crosses parts of the land.

Tenure and Possession:

This property is being sold freehold, with vacant possession granted upon completion.

Timber and Sporting Rights:

Included as far as they exist.

Local Authority:

Sheffield City Council, Town Hall, Pinstone Street
Sheffield, S1 2HH

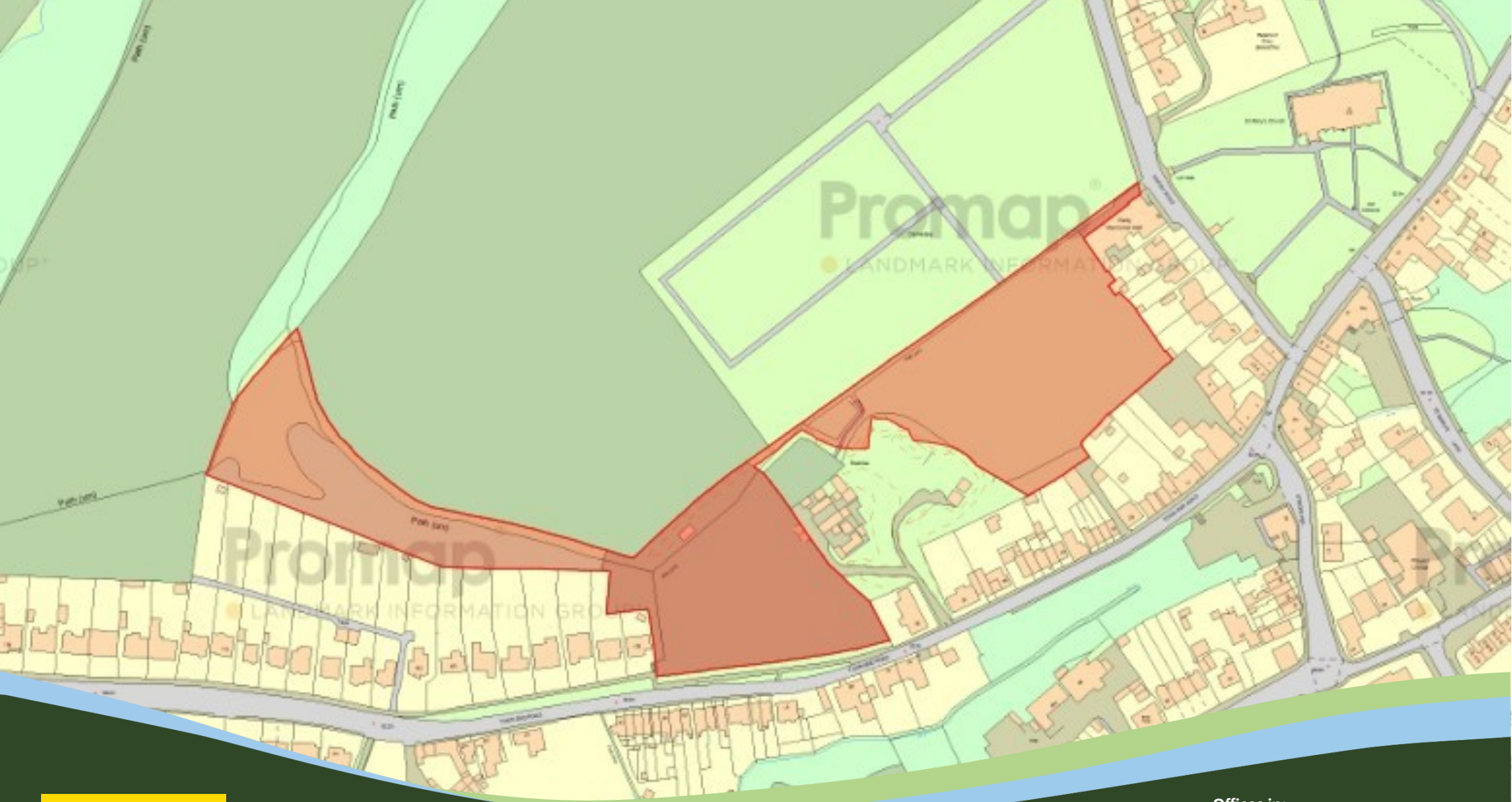
Method of Sale:

This property is to be sold by way of informal tender. All best and final bids must be submitted in writing on the prescribed tender form (available on request from the Bakewell office) and must be received in writing in the Bakewell office by 12 noon on Monday 30th September.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.





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