

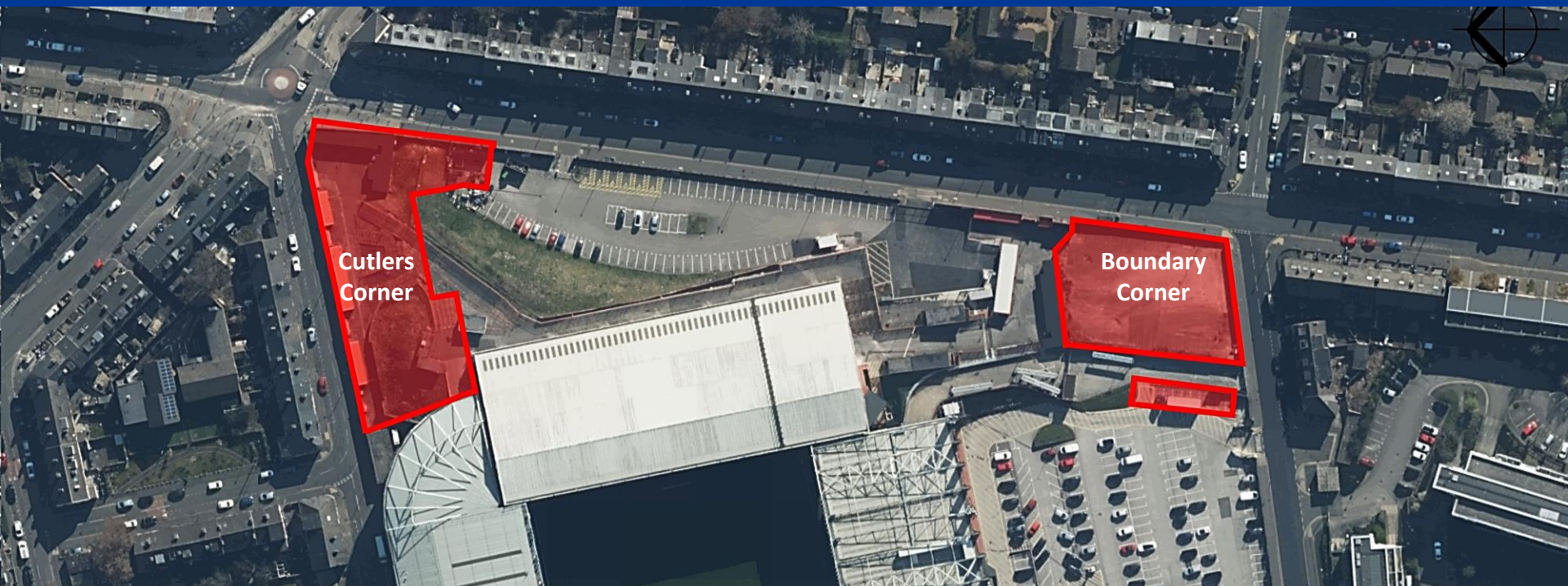
# TWO RESIDENTIAL DEVELOPMENT SITES FOR SALE



## LAND AT BRAMALL LANE STADIUM, SHEFFIELD S2 4SU

On the instructions of Andrew Pear and Michael Solomons of Moorfields  
Acting As Joint Liquidators of Cutlers Holdings Limited

Site Area: 1.011 acres (0.409 Ha)



## THE OPPORTUNITY

- Freehold residential development land located adjacent to Bramall Lane stadium in Sheffield City centre
- Comprising two corner sites, of approximately one acre in total, which are known as Cutlers Corner and Boundary Corner
- Benefitting from two separate consented schemes for a residential and mixed use scheme
- Cutlers Corner – Planning consent for a residential scheme of 52 studio apartments
- Boundary Corner – Previous planning consent for a mixed use scheme with ground floor retail unit, for Sheffield United Club shop, and 45 residential units to the upper floors (15x1 Beds & 30 x 2 Beds)
- Offers invited for the freehold interest

## LOCATION

The property is situated adjoining Bramall Lane Stadium, the home of Sheffield United Football Club (SUFC), which lies approximately ½ mile to the south of Sheffield city centre. The property comprises two distinct parcels of land which are situated at the corner of Johns Street and Shoreham Street; and Cherry Street and Shoreham Street respectively, which form the north eastern and south eastern corners of the stadium site.

Public transport links are good with Sheffield railway station located ½ mile to the north east providing regular Northern, Cross Country, East Midlands and TransPennine services to destinations including London, Liverpool, Manchester and Leeds. Manchester airport is located approximately 35 miles to the west and Leeds Bradford airport 35 miles to the north. Road communications are good with Sheffield being located in close proximity to the M1 and benefitting from good connections to the wider road network.

## DESCRIPTION

The property comprises two parcels of land which previously formed part of the wider Bramall Lane Stadium site and are held within a single freehold title. The parcel situated on the corner of John Street and Shoreham Street is known as Cutlers Corner; whilst the parcel located on the corner of Cherry Street and Shoreham Street is known as Boundary Corner.

### Cutlers Corner:

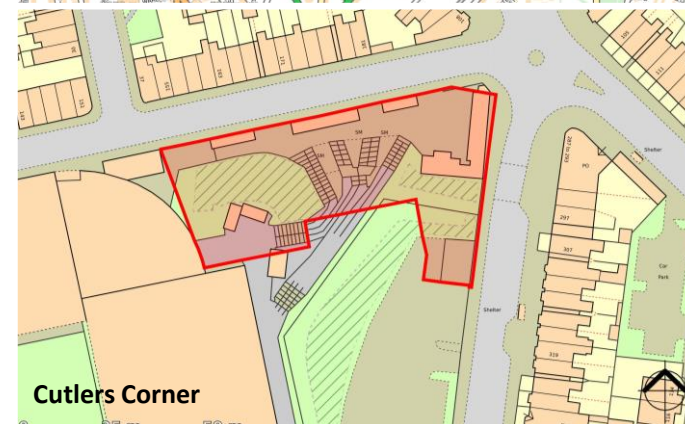
Lying to the north east of the stadium, the site extends to 0.596 acres (0.241 Ha) and is currently utilised for access by SUFC for fans leaving the stadium via turnstile exits situated along John Street. The site slopes downwards from the stadium towards John Street, with a surfaced walkway and steps leading to the turnstiles, with the remainder of the site being laid to grass.

Consented scheme for four storey block providing 52 studio apartments.

### Boundary Corner:

A rectangular site situated on the corner of Cherry Street and Shoreham Street with a separate smaller rectangular strip of land situated on the opposite side of a pedestrian walkway/access road, extending to 0.415 acres (0.168 Ha). The site was previously utilised as additional car parking for the stadium, providing approximately seventy spaces. Access to the site is via a shared roadway from Cherry Street and the site is separated from the main stadium car park by a pedestrian walkway/access road linking the football stadium with Cherry Street.

Previously consented scheme for four storey block providing ground floor retail and 45 apartments.



# CUTLERS CORNER

## Consented Scheme

Planning consent was granted in February 2013 for a residential scheme of 52 studio apartments within a part three and part four storey block, which is planned to wrap around the corner of John Street and Shoreham Street. The building is arranged with fifteen apartments to each of the ground, first and second floors; and a further seven apartments arranged across the third floor. There are seventeen designated parking spaces for the scheme within the site boundary with a further nineteen spaces provided within the adjoining stadium site.

The council planning department provided confirmation in July 2017 that the sufficient works had been undertaken on site to implement the permission and that the development has been commenced.

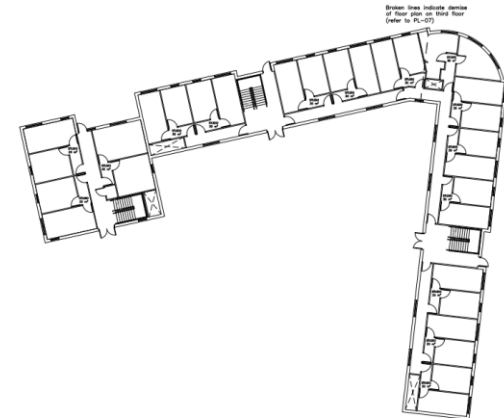
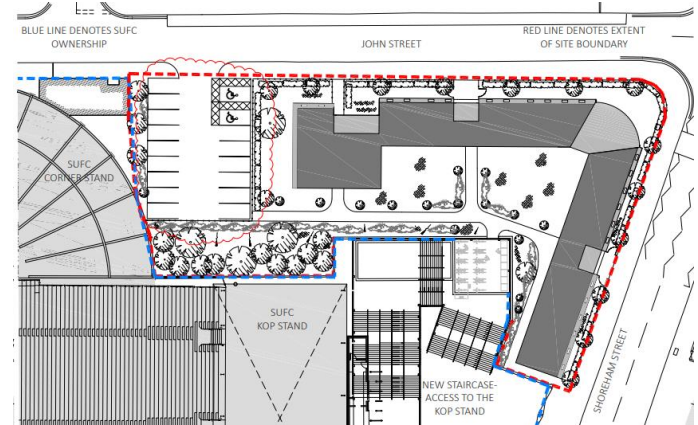
## Planning

Reference	Detail	Decision	Date
12/02436/FUL	Erection of residential development to provide 3 and 4 storey studio accommodation, comprising a total of 52 apartments with associated car parking	Granted	15/02/2013

## Schedule of Accommodation

The proposed development provides the following accommodation:

FLOOR	Studio Type A (301 sqft)	Studio Type B (430 sqft)	Studio Type C (355 sqft)	Total Units Per Floor	Total Unit Floor Areas Sq M	Sq Ft
Ground Floor	12	1	2	15	441.4	4,751
First Floor	12	1	2	15	441.4	4,751
Second Floor	12	1	2	15	441.4	4,751
Third Floor	7	-	-	7	195.72	2,107
<b>TOTAL</b>	<b>43</b>	<b>3</b>	<b>6</b>	<b>52</b>	<b>1,519.92</b>	<b>16,360</b>



## BOUNDARY CORNER

### Previously Consented Scheme

Planning consent was granted in May 2017 for a mixed use scheme of 45 residential apartments with an A1 retail unit at ground floor level, with associated parking and amenity space on the roof top. The original proposal was for the retail unit to host a new Sheffield United club shop, with residential accommodation comprising 15 x one bedroom flats and 30 x two bedroom flats arranged across the three upper floors.

The parking provision includes 13 spaces accessed via Shoreham Road and an additional four disabled spaces within the main stadium car park which forms part of the adjoining stadium site.

### Planning

Reference	Detail	Decision	Date
17/00555/FUL	Erection of 4 storey building comprising 45 apartments with A1 unit at ground floor with associated surface car parking and roof top amenity space	Granted	31/05/2017

### Schedule of Accommodation

The proposed development provides the following accommodation:

Floor	Accommodation	Total Units Per Floor	Total Unit Floor Areas	
			Sq M	Sq Ft
Ground Floor	Retail	-	620	6,672
First Floor	5 x 1B2P & 10 x 2B4P	15	1,052	11,324
Second Floor	5 x 1B2P & 10 x 2B4P	15	1,052	11,324
Third Floor	5 x 1B2P & 10 x 2B4P	15	1,052	11,324
<b>TOTAL</b>	<b>45 Residential Units (15 x 1B2P &amp; 30 x 2B4P)</b>	<b>45</b>	<b>3,776</b>	<b>40,644</b>



## TERMS

Offers are invited for the freehold interest, either as a whole, or for the individual development sites at Cutlers Corner and Boundary Corner in isolation.

The vendors are not bound to accept the highest, or indeed any offer received.

## VACANT POSSESSION

The property is offered with vacant possession and subject to any existing rights of way or easements affecting the property.

We understand that the Cutlers Corner site is subject to a right of access in favour of Sheffield United Football Club for the egress of fans from the stadium.

## LEGAL COSTS

Each party is to bear their own legal costs.

## TENURE

The property is held freehold under title number SYK457849.

## VAT

All prices are exclusive of VAT (if applicable).

## BUSINESS RATES

TBC.

## Additional Information

Additional information is available from the sole marketing agents via an online data room, and any requests for further information should be made to the agents.

Viewings strictly via the sole agents, Hilco Global Real Estate Advisory.



# LAND AT BRAMALL LANE, SHEFFIELD S2 4SU



## CONTACTS

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