

0114 2449121

eddisons.com

**FOR SALE – RESIDENTIAL DEVELOPMENT LAND
(SUBJECT TO PLANNING CONSENT)**

Eddisons



LAND OFF HENLEY AVENUE, NORTON, SHEFFIELD S8 8HD

Price: £650,000

Size: 0.6 acres (0.243 hectares)

- Direct access from Henley Avenue.
- Allocated for housing use in a conservation area in the local plan.
- Freehold residential development site.

LOCATION

The property is situated to the north side and is accessed from, Henley Avenue in the south Sheffield suburb of Norton.

The site is within 100 yards of the junction of Norton Lane with the A6102 Bochum Parkway.

Norton is approximately 4 miles south of Sheffield City Centre.



DESCRIPTION

The property comprises of a single parcel of land suitable for residential development, subject to Planning Consent.

The site is currently used as car parking with access from Norton Lane past Norton House Country Club but also with separate access directly from Henley Avenue.

SERVICES

There are no services currently to the site.

PLANNING

The property is allocated as a conservation area suitable for housing in the Sheffield Unitary Development Plan.

PRICE

£650,000

VAT

We understand that VAT will not be charged on the purchase price. Interested parties are recommended to take their own professional advice.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property is not assessed.

TENURE

Freehold

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road

Sheffield

S61 2DW

Contact: Paul Oddy

Paul.Oddy@eddisons.com

(0114) 2449121

Ref:

For more information, visit eddisons.com

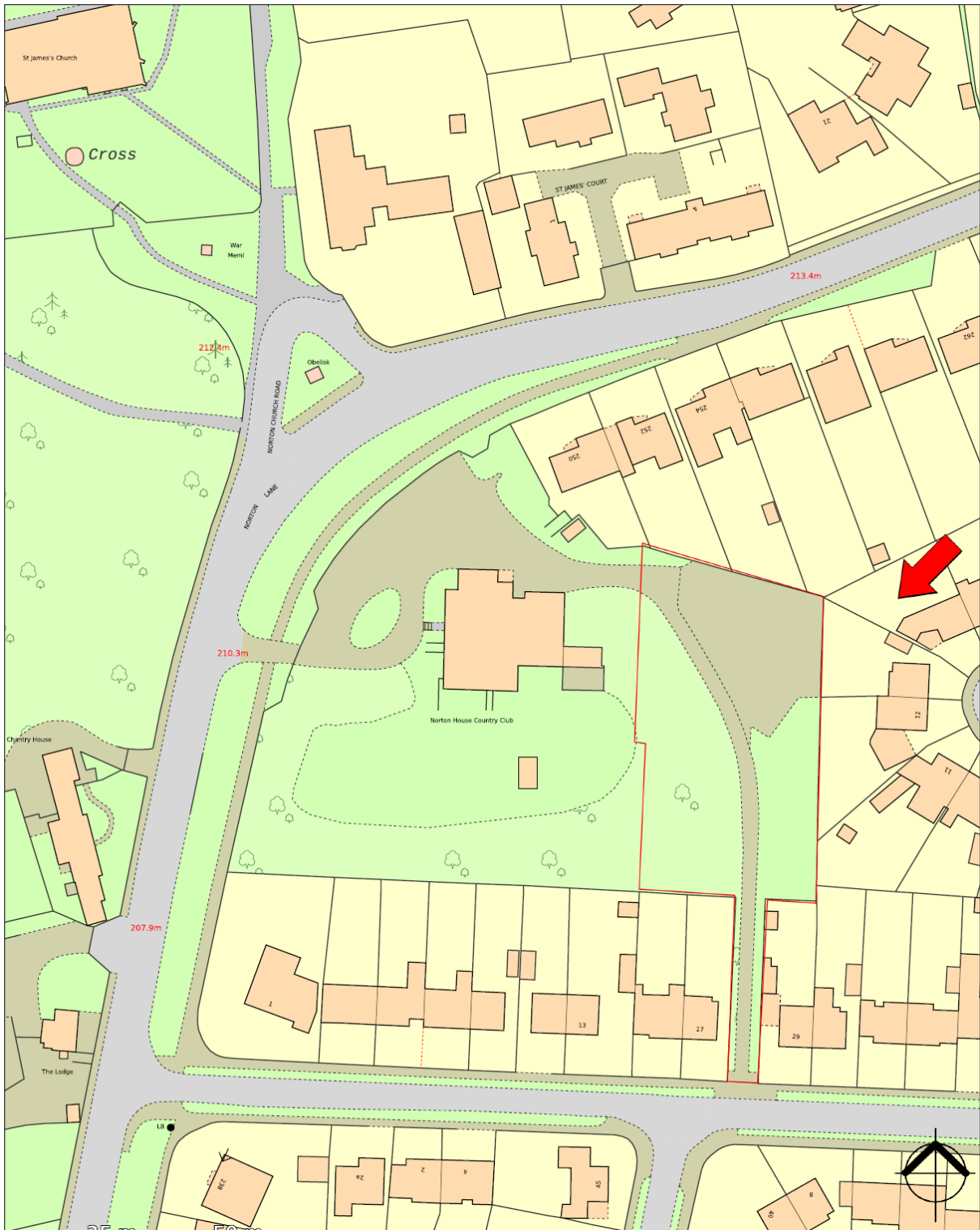
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Important Information

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Incorporating Fernie Greaves



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