

Directions

Viewings

Viewings by arrangement only. Call 0114 4830038 to make an appointment.

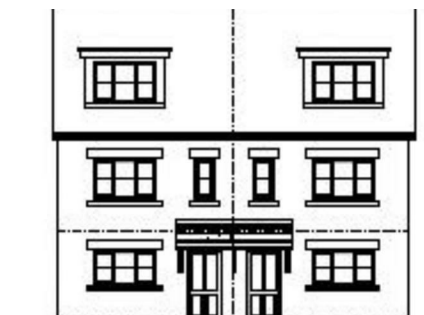
EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



JC SALES & LETTINGS

Tel: 0114 483 0038
E-mail: sales@jc-salesandlettings.com
Website: www.jc-salesandlettings.com



Residential development site Denmark Road, Heeley, Sheffield, S2 3NH

Guide price £575,000

- Guide Price £575,000 - £600,000
- Planning conditions discharged (see note on main advert)
- Sought after location
- Excellent opportunity for a developer
- Full planning permission granted
- Planning permission granted for spacious, highly saleable homes
- CIL to be paid by the buyer
- Call JC Sales & Lettings to arrange a visit to site

Residential development site Denmark Road, Sheffield

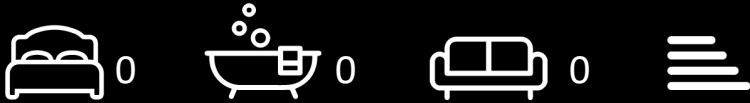
COUNCIL

*** GUIDE PRICE £575,000 - £600,000 ***
*** FULL PLANNING PERMISSION FOR 10 X SEMI-DETACHED HOUSES AND 4 X APARTMENTS IN A THREE STOREY BLOCK ***
Excellent opportunity for a DEVELOPER to acquire this RESIDENTIAL LAND site, with FULL PLANNING PERMISSION and DISCHARGED PLANNING CONDITIONS (see note below).
Highly saleable and spacious homes, occupying an enviable position in this highly sought after residential area.

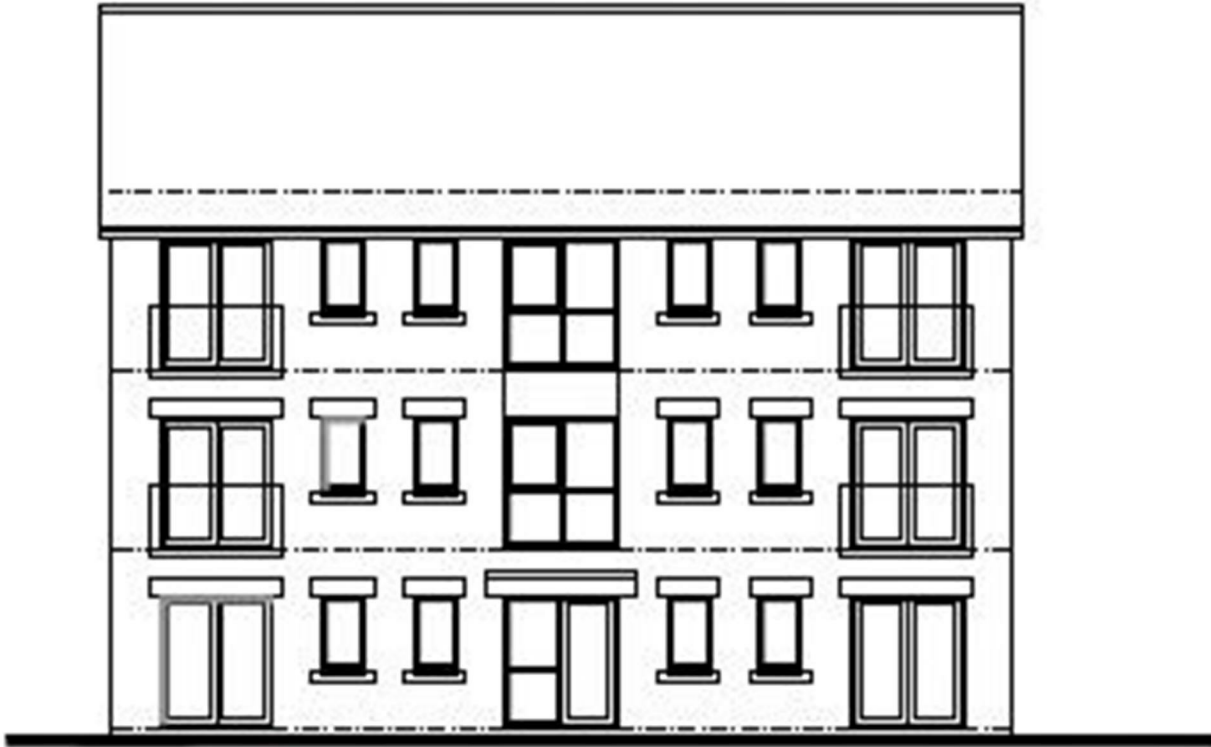
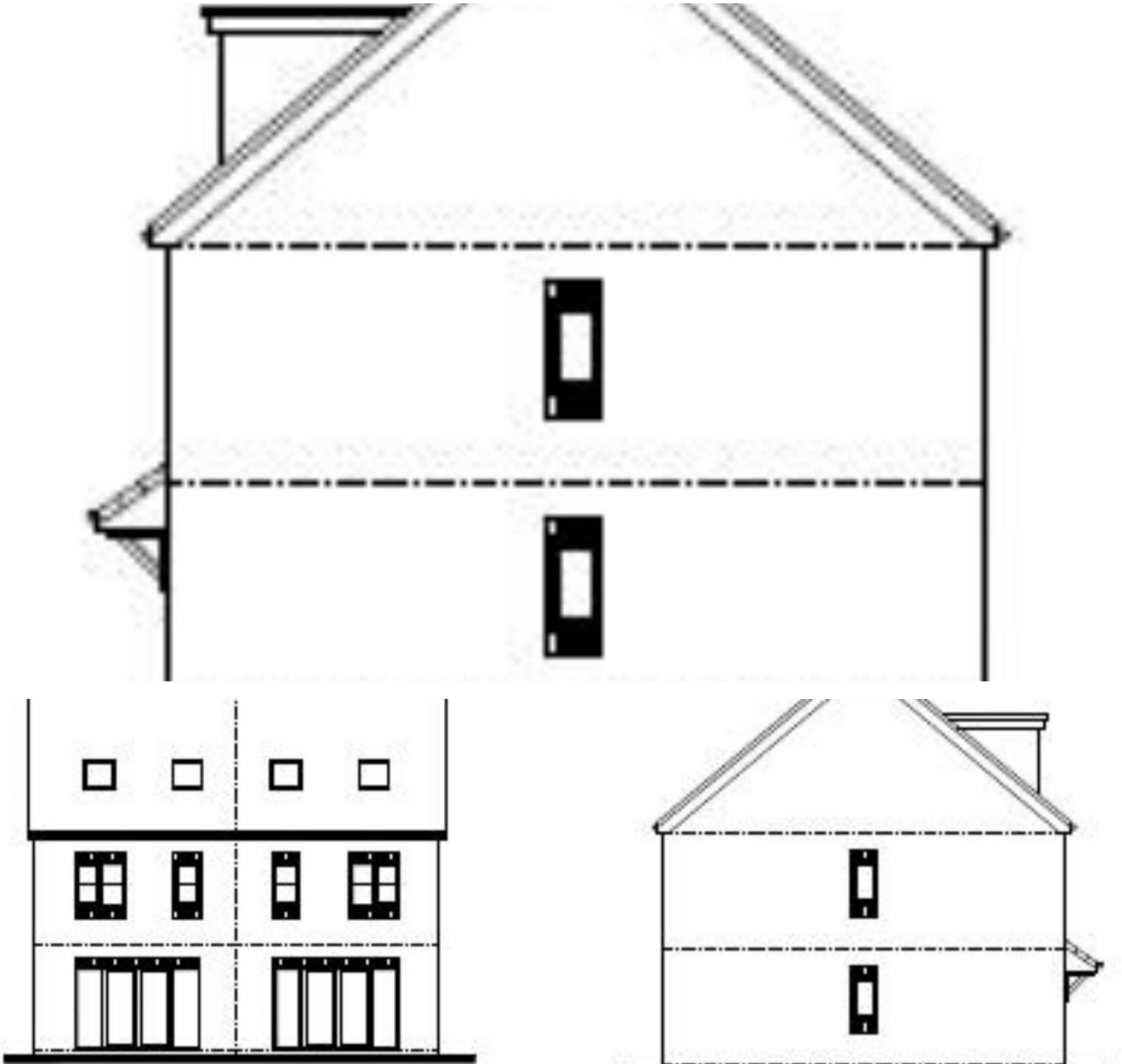
Houses (x10) - 110m2 (1184sq.ft.)
2 bed flats (each) - 47m2 (506sq.ft.)
3 bed flats (each) - 95m2 (1023sq.ft.)

Please call JC Sales & Lettings on 0114 483 0038 if you have any further questions, or if you would like to arrange a visit to site.

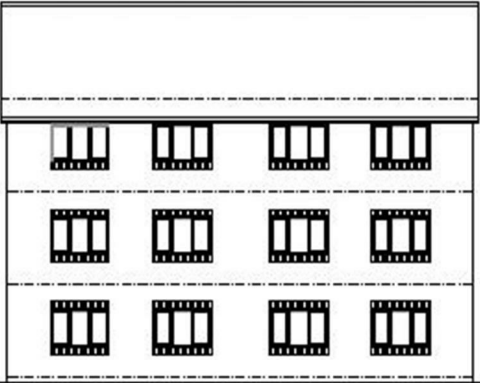
Note: one planning condition is still to be discharged, relating to the provision of full fibre broadband to site. This is currently being dealt with by the vendor and should be discharged by the vendor prior to a buyer completing the purchase.



Council Tax Band: New Build



FRONT ELEVATION



REAR ELEVATION

Scale: 1:100