

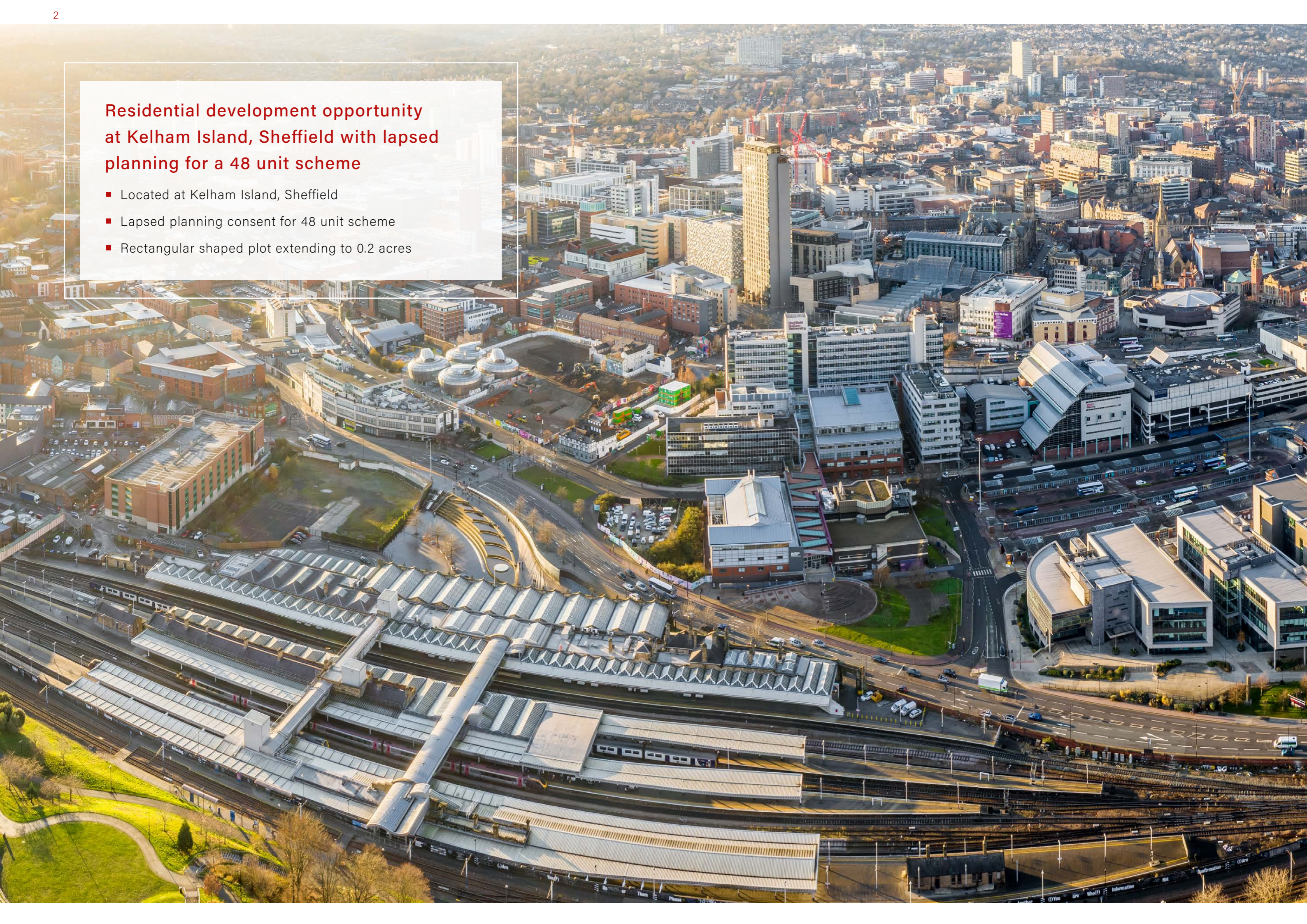
RESIDENTIAL DEVELOPMENT OPPORTUNITY

LAND AT
RUSSELL STREET
KELHAM ISLAND, SHEFFIELD



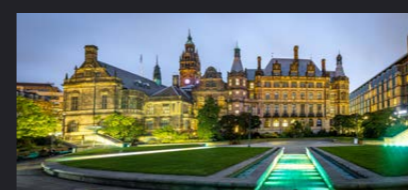
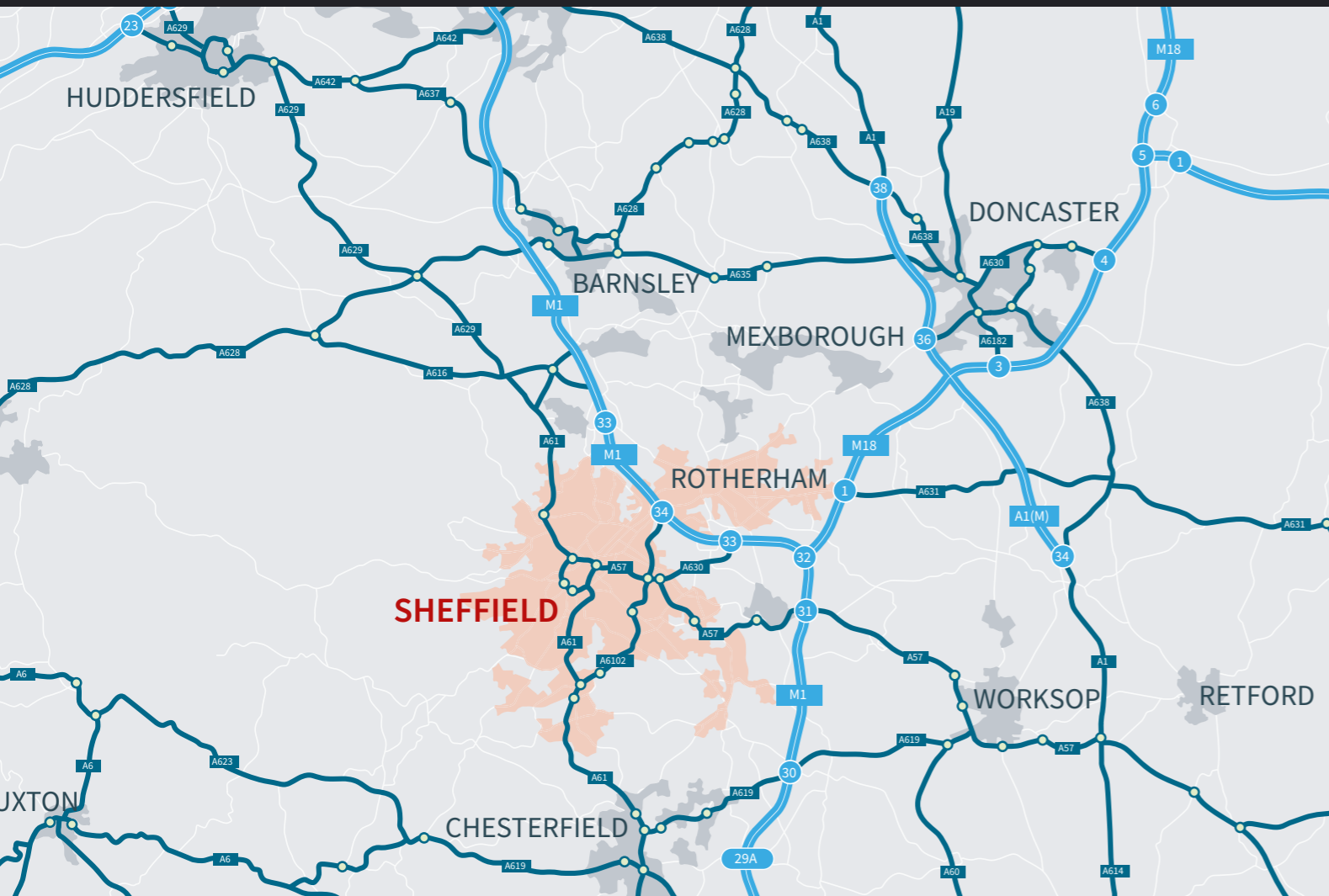
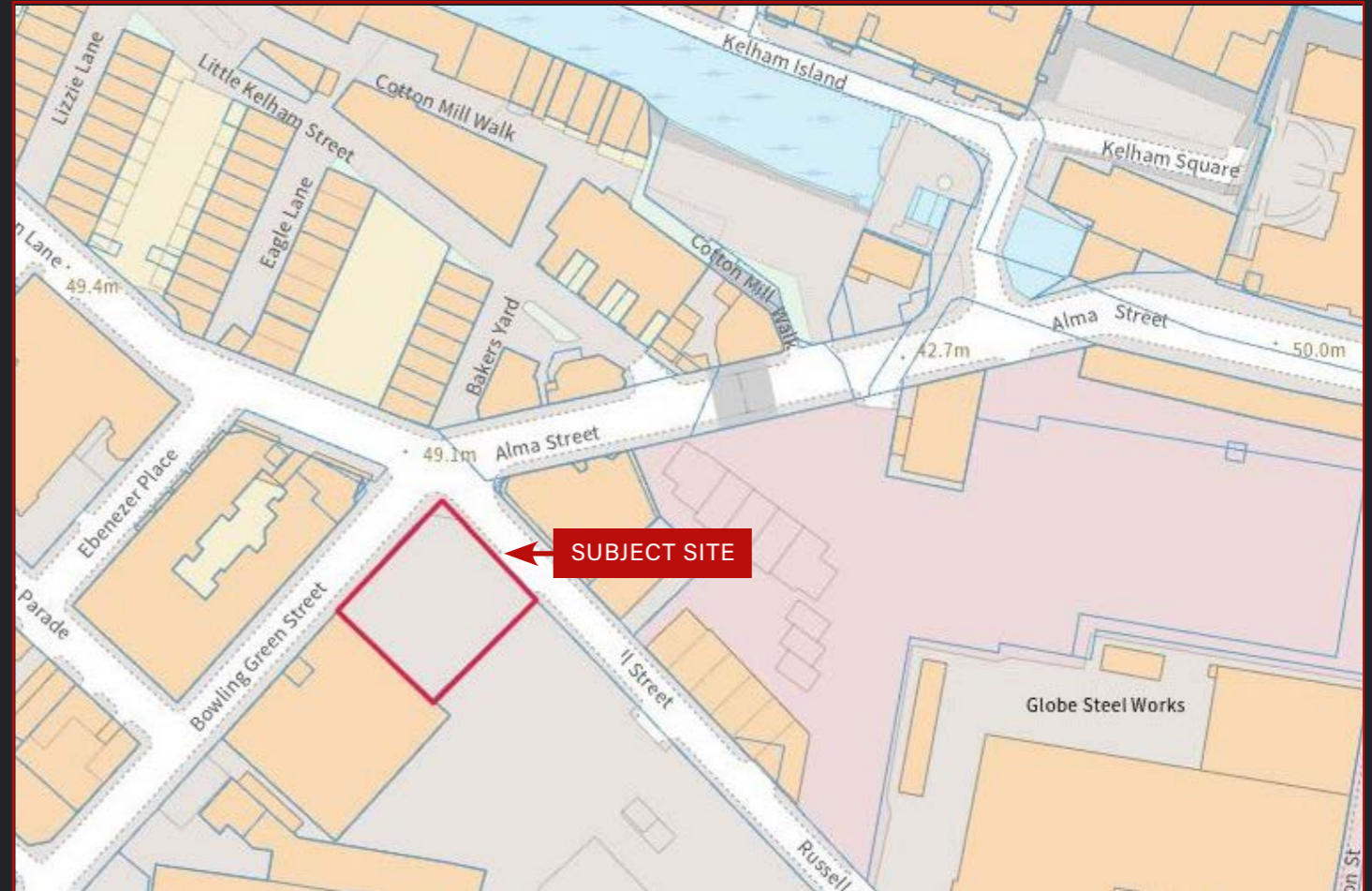
Residential development opportunity at Kelham Island, Sheffield with lapsed planning for a 48 unit scheme

- Located at Kelham Island, Sheffield
- Lapsed planning consent for 48 unit scheme
- Rectangular shaped plot extending to 0.2 acres





The site is located at Kelham Island, to the north of Sheffield City Centre. The area has seen significant redevelopment in recent years to become a popular and vibrant neighbourhood. Local amenities include a range of independent bars and restaurants, shops and a monthly market. The site is situated within a prominent location, cornering Russell Street and Bowling Green Street.



Sheffield City Centre is well connected by the tram network, the nearest tram stop to the site is 0.3 miles to the west. The closest train station is Sheffield Station which is located 1 mile to the south and provides direct and regular services to Manchester, Liverpool, Leeds and London.

Sheffield is the fourth largest city in England with a population of over 500,000 people. The city is one of the major employment hubs within the north of England providing a range of employment opportunities and amenities. Sheffield is a popular student location with circa 30,000 students living in the city. There are two major universities, The University of Sheffield which is located 0.4 miles to the south and Sheffield Hallam University which is located 0.7 miles to the south.



Planning

The site has a lapsed planning consent for a 48 unit scheme within a five storey building. The scheme comprises of a mix of studio and one-bed apartments, as well as parking to the ground floor. The landowner has had new plans drawn up for a 46 unit scheme within a five storey building. The scheme comprises of a mix of studio, one and two-bed apartments, with a commercial unit and communal gardens to the ground floor.

The lapsed planning proposed a five storey building, however, it has been suggested the site may be suitable for additional storeys, subject to planning consent.

Method of Sale

The subject site is for sale by way of Private Treaty; however we reserve the right to conclude the marketing by an Informal Tender process.

Viewings

Please contact JLL to arrange access to the site.

Further Information

Please contact JLL for access to the dataroom.

The planning application can also be viewed by visiting the Sheffield City Council Public Access website and searching by the planning application number – 07/02414/FUL.

Title

The property is registered at H M Land Registry with title number – SYK284516.

The site will be sold with vacant possession.

VAT

We are advised that VAT is not payable.

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Further Information

For further information or to make viewing arrangements please contact:

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