

Land @, Courtside View, Brooklands Avenue, S10 4GB

## Buy -

an exceptional opportunity to purchase land circa 1.2 acres with full planning permission for four large detached houses



- Approx 1.2 acres of prime residential land in the heart of S10
- Planning permission granted for four superb detached houses
- Exceptional design and quality of accommodation by CODA
- South facing gardens of varying sizes in a site surrounded by trees
- From the upper storeys, views over the Mayfield Valley and towards Ringinglow
- Spacious interior layouts in modern design
- Location a short walk from Fulwood Village and the Mayfield Valley
- Full planning permission granted 23/00198/FUL
- Prime residential site for 16,500 feet of new build development
- Accompanied viewings available at reasonable times

Offers Around £2,400,000





















## Floorplan \_\_\_\_





+44 (0)114 268 3682 info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S11 8PP SpencersEstateAgents.co.uk ✓ SpencersAgents
◎ SpencersAgents
✔ SpencersEstateAgents

All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. no person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents Spencers Agents Ltd, 469 Ecclesall Road, Sheffield S11 8pp | Registered in England No. 7565948