

## Pot House Lane, Stocksbridge, Sheffield

**PRICE: £1,200,000**

- 1.5 ACRE DEVELOPMENT SITE
- PLANNING PERMISSION GRANTED - subject to conditions
- 14 DETACHED HOUSES
- SOUGHT AFTER LOCATION
- OPEN COUNTRYSIDE
- LOCAL SERVICES & AMENITIES

A development site measuring approx 1.5 acres with planning permission granted for the erection of 14 detached dwellings with an estimated GDV of circa £4m.

Viewing: Contact the agents

Appointment date/time:

Draft brochure - awaiting approval

## Accommodation Comprises

Occupying the most idyllic of settings, commanding A HIGHLY SOUGHT AFTER MARKET TOWN LOCATION; a development site measuring approx 1.5 acres with planning permission granted for the erection of 14 detached dwellings with an estimated GDV of circa £4m.

The development is located within an increasingly popular semi-rural market town; located on the outskirts of glorious open countryside whilst being well served by local services including highly regarded schools and only a 10 minute drive from the M1 motorway network.

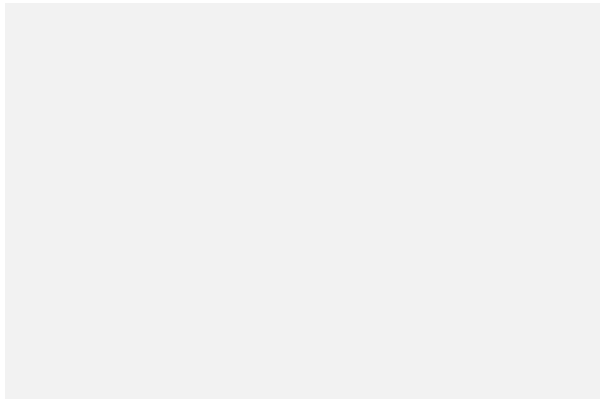
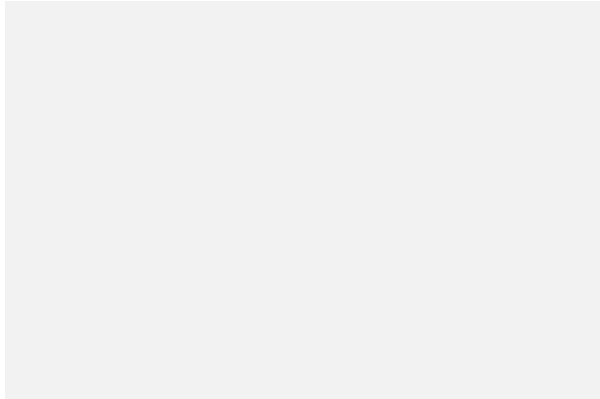
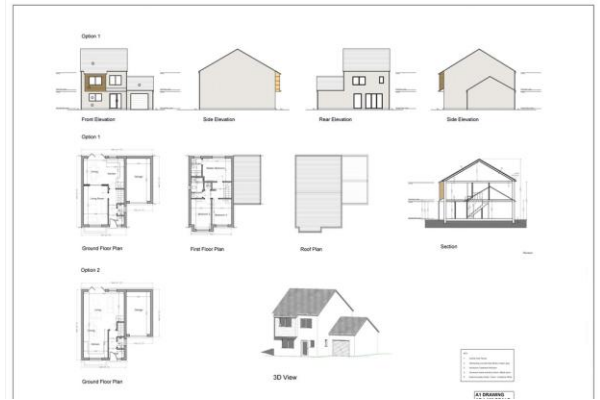
Planning approval now granted - 19/04594/REM

## Local Area

An increasingly popular market town, situated to the north west of Sheffield on the edge of the Peak District National Park. Surrounded by glorious open countryside presenting an amazing external lifestyle providing immediate access to numerous bridal paths and public walkways, breathtaking walks around Langsett reservoir and the Trans Pennine Trail. Enjoying a vast array of local facilities including the recent development at Fox Valley which enjoys numerous shops including an award-winning butcher, coffee house, supermarkets, and a boutique style department store. The site presents two restaurants and has recently been home to the finish line of the Tour de Yorkshire.

The M1 motorway can be reached within a 10-minute drive as can the popular market town of Penistone whilst associated rural villages such as Midhopstones, Bolsterstone and Bradwell offer traditional village pubs. The area offers an abundance of tourist attractions; a golf course is within a short walk and major commercial centres are easily accessible.

In short, a delightful location offering a peaceful retreat whilst every day 'hustle and bustle' can be reached with a short drive.



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## IMPORTANT NOTE

MISREPRESENTATION ACT 1967 & MISDESCRIPTION ACT 1991

When instructed to market this property every effort was made by visual inspection and from information supplied by the vendor to provide these details which are for description purposes only. Certain information was not verified, and we advise that the details are checked to your personal satisfaction. In particular, none of the services or fittings and equipment have been tested nor have any boundaries been confirmed with the registered deed plans. Lancasters Property Services or any persons in their employment cannot give any representations of warranty whatsoever in relation to this property and we would ask prospective purchasers to bear this in mind when formulating their offer. We advise purchasers to have these areas checked by their own surveyor, solicitor and tradesman. Lancasters Property Services accept no responsibility for errors or omissions. These particulars do not form the basis of any contract nor constitute any part of an offer of a contract.