

# Saxton Mee

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Langsett Road South Oughtibridge Sheffield S35 0GY  
Guide Price £600,000



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Sheffield S35 0GY

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GUIDE PRICE £600,000-£625,000 \*\* INTEREST TO DEVELOPERS \*\*  
BUILDING PLOT \*\* A fantastic opportunity has arisen to acquire this site in this superb location in the village of Oughtibridge. Formerly Daisy Chain Nursery, which is a large end terrace property, with accommodation spanning over four levels along with a detached one bedroom annexe and off-road parking, subject to the necessary planning consent this could be converted back into a large three bedroom property. The site also comes with outline planning permission which was granted for 10 apartments.

Situated in this superb location in the village of Oughtibridge which boasts excellent amenities including a bakers, Co-op supermarket, hairdressers, takeaway and public houses. Excellent catchment for schools including Oughtibridge Primary and Bradfield Secondary. Attractive local country walks. Regular public transport. Easy access to Fox Valley Shopping Centre, motorway connections and Sheffield city centre.

- VIEWING RECOMMENDED
- DEVELOPMENT OPPORTUNITY
- LARGE END TERRACE & ADJOINING LAND (SUBJECT TO PLANNING)
- SOUGHT AFTER VILLAGE LOCATION
- PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, MOTORWAY & FOX VALLEY SHOPPING CENTRE
- EXCELLENT AMENITIES, PUBLIC HOUSES & SCHOOLS



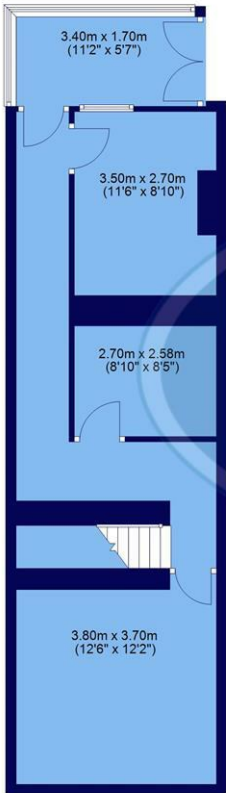


**VALUER**  
Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

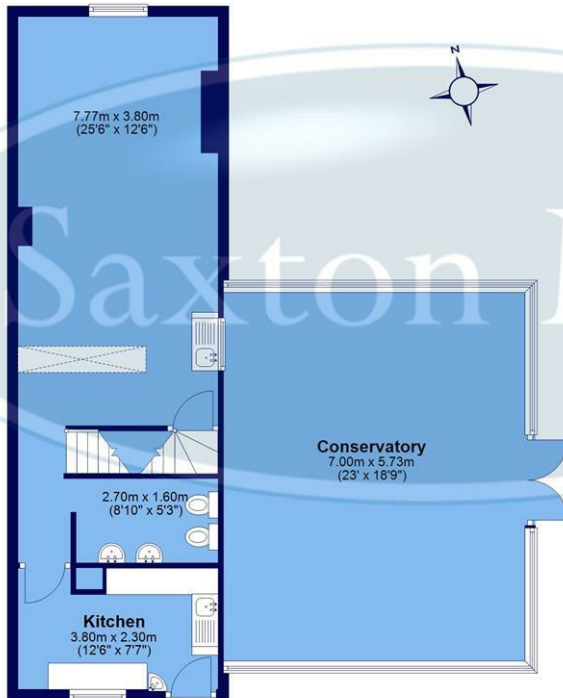
## Lowest Ground Floor

Approx. 54.7 sq. metres (589.2 sq. feet)



## Ground Floor

Approx. 89.4 sq. metres (962.3 sq. feet)



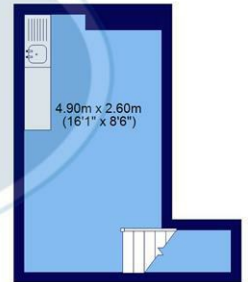
## First Floor

Approx. 50.1 sq. metres (539.1 sq. feet)



## Second Floor

Approx. 13.8 sq. metres (148.6 sq. feet)



Total area: approx. 208.0 sq. metres (2239.2 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
 Plan produced using PlanUp.

**Crookes**  
**Hillsborough**  
**Stocksbridge**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	78	49

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	40	72