



1 Pipworth Lane

Eckington, Sheffield, S21 4EY

Welcome to Pipworth Lane, Eckington, Sheffield - a fantastic opportunity awaits you! This plot of land comes with existing buildings, offering you the potential to create your dream property, subject to planning consents.

Situated in a great location, this property is not only an investment opportunity but also a chance to build a secure and gated haven for you and your family. The possibilities are endless with this plot - from designing your own home to developing a lucrative project.

Don't miss out on this rare chance to own a piece of land in such a desirable area. Contact us today to explore the endless possibilities that this property on Pipworth Lane has to offer.

Guide price £535,000

1 Pipworth Lane

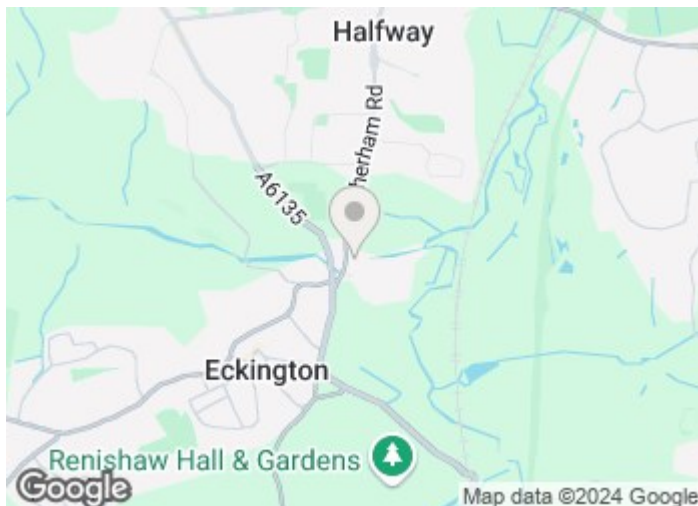
Eckington, Sheffield, S21 4EY



- POTENTIAL BUILDING PLOT (STP)
- EXCELLENT LOCATION
- OLD FACTORY
- COUNCIL TAX BAND - C
- LARGE SPACE ON OFFER
- POSSIBILITY FOR A SMALL BUSINESS
- GENEROUS GARDENS
- IDEAL FOR AN INVESTOR
- 3 BEDROOM COTTAGE
- ENERGY PERFORMANCE RATING - TBC

EXTERNAL

IMPORTANT NOTE



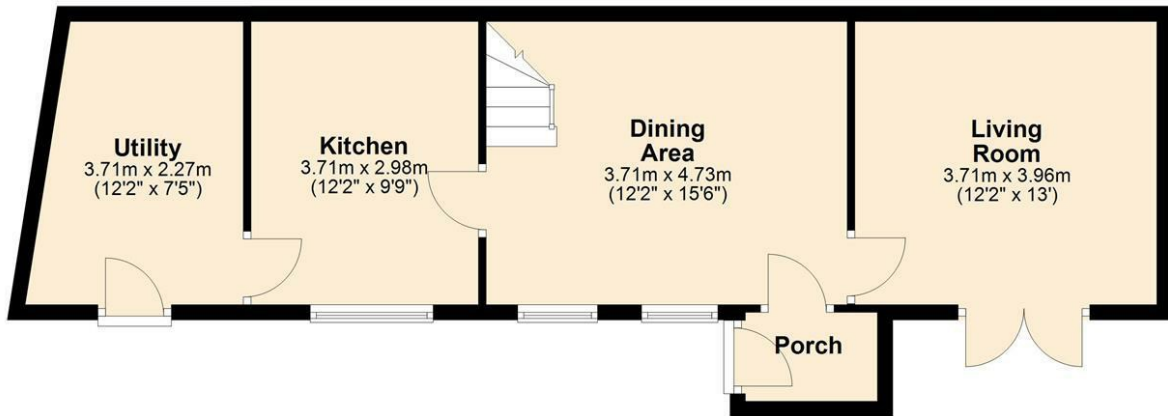
[Directions](#)



Floor Plan

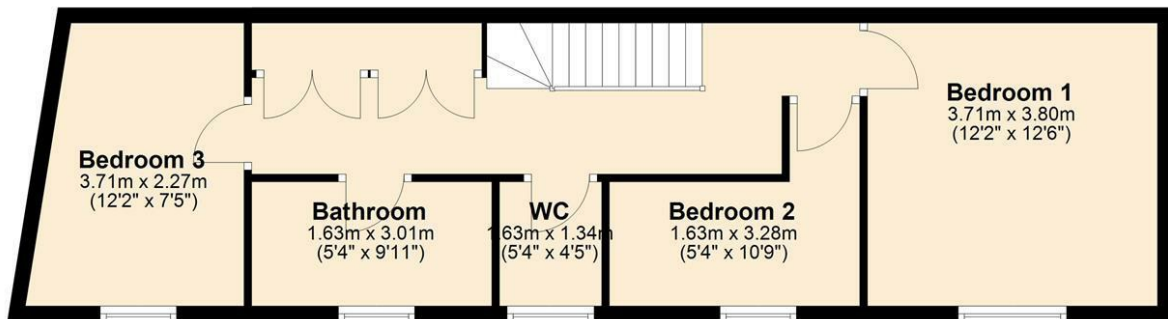
Ground Floor

Approx. 56.1 sq. metres (604.1 sq. feet)



First Floor

Approx. 53.7 sq. metres (578.3 sq. feet)



Total area: approx. 109.8 sq. metres (1182.4 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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	