



# Fourteen East Parade

Sheffield



PINEBRIDGE ESTATES







# 14 East Parade presents a unique development opportunity in an iconic and prime Sheffield city centre location

- The property benefits from two planning permissions for the conversion of the building to form 18 apartments under use class C1 and C3:
  - 21/03549/FUL - Internal/external alterations and refurbishment to create 18 units for use as short term lets on an aparthotel basis (Use Class C1).
  - 21/03551/FUL - Internal/external alterations and refurbishment to create 18 apartments (Use Class C3).

---

- The planning will enable a sensitive restoration of the building into 18 design-led apartments, comprising five 2-bed, two 1-bed, and eleven studio apartments.

---

- Grade II Listed, 5-storey property with a gross internal floor area of approximately 11,529 sq ft (1,071 sq m).

---

- The site extends to approximately 0.07 acres (0.028 hectares) and includes a rooftop terrace.

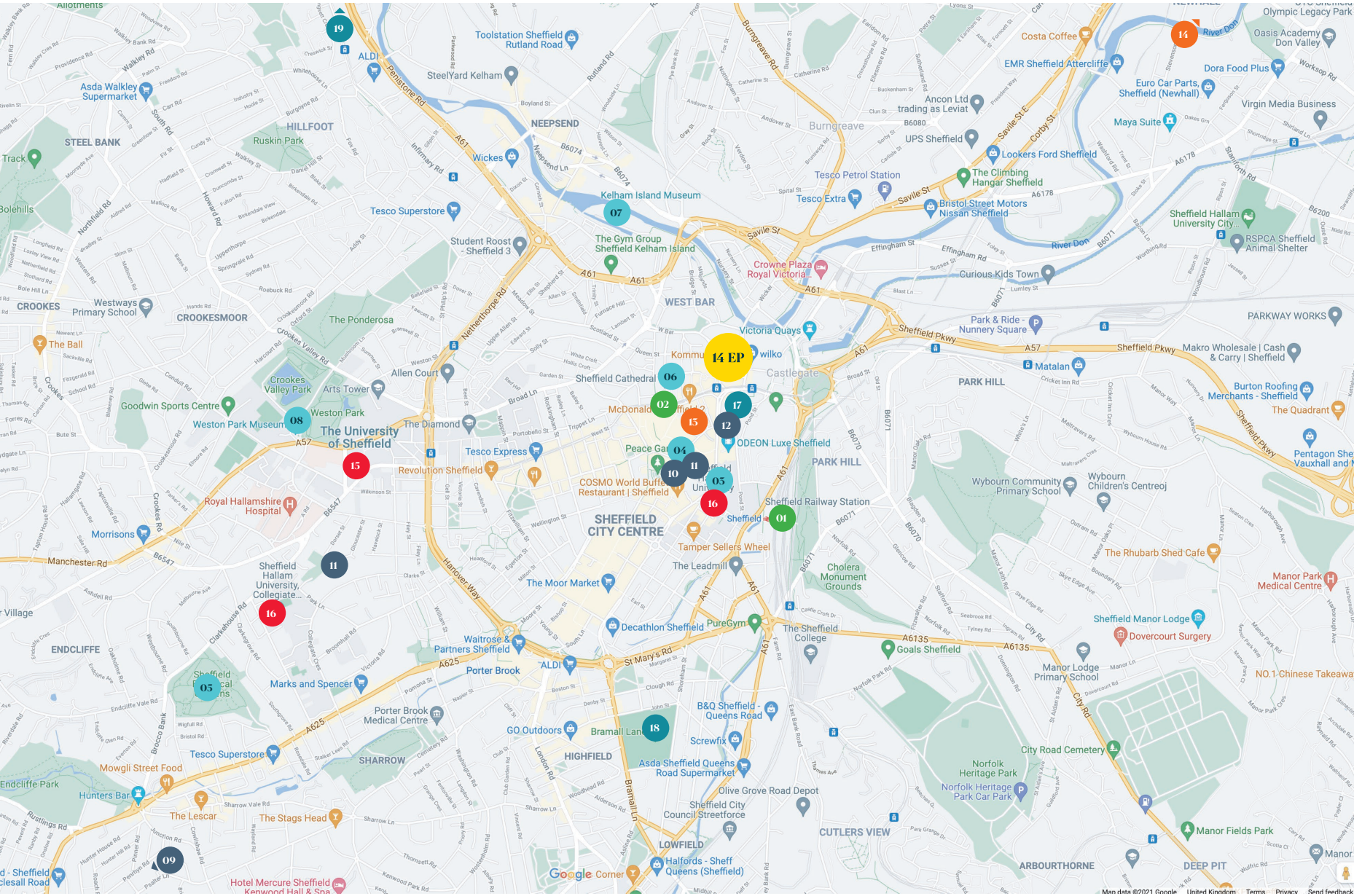
---

- Unconditional offers are sought for the Freehold interest. The property is presented for sale by informal tender with Vacant Possession.



Location

Fourteen  
East Parade  
Sheffield



Transport

- 01 Sheffield Station  
0.6 miles / 12-minute walk
- 02 The Sheffield Supertram  
0.1 miles / 2-minute walk

Culture

- 03 Graves Gallery  
0.3 miles / 5-minute walk
- 04 Millennium Gallery  
0.4 miles / 7-minute walk
- 05 Sheffield Botanical Gardens  
1.6 miles / 34-minute walk
- 06 Sheffield Cathedral  
0 miles / 30-second walk
- 07 Kelham Island Museum  
0.6 miles / 13-minute walk
- 08 Weston Park Museum  
1.1 miles / 25-minute walk

Areas of Interest

- 09 Peak District  
7.5 miles / 25-minute drive
- 10 Sheffield Town Hall  
0.3 miles / 5-minute walk
- 11 Winter Gardens  
0.3 miles / 5-minute walk
- 12 O2 Arena  
0.2 miles / 4-minute walk

Retail

- 13 Fargate Shopping  
0.1 miles / 3-minute walk
- 14 Meadowhall Shopping Centre  
3.5 miles / 25-minute walk/tram

Education

- 15 Sheffield University  
0.9 miles / 21-minute walk
- 16 Sheffield Hallam University  
0.5 miles / 9 minutes

Sport

- 17 Crucible Theatre  
0.2 miles / 3-minute walk
- 18 Bramell Lane  
(Sheffield United FC)  
1.2 miles / 25-minute walk
- 19 Hillsborough Stadium  
(Sheffield Wednesday)  
2.4 miles / 22-minute walk/tram



# Heritage

**14 East Parade was erected in 1825/6 as a boys' charity school (or bluecoat school). The Sheffield Independent on 12 February 1825 discusses whether to expand the existing charity school or build a new structure and it was decided to erect a new building.**

As the 1736 map of Sheffield City Centre shows a previous building on the site's location with a smaller footprint it is likely that this was the former school, and it was cleared for the 1825/6 extant building. By October 1827, the same local newspaper was advertising for the role of Headmaster, so it appears that the building was nearing completion or was already constructed by this point.

A bluecoat school is a type of charity school, the first of which was founded in the 16th century. They are known as 'bluecoat schools' because of the distinctive blue uniform originally worn by their pupils. The colour blue was traditionally the colour of charity and was a common colour for clothing at the time. The uniform included a blue frock coat and yellow stockings with white bands.

Both the original school and the larger replacement appear to have been formed from a donation in the will of Thomas Hanbey, 'by will, dated 10th January 1782. Dividends on £8,000 three per cent. consols. £83. 10s. per annum is applied towards supporting a charity school'.

The school use had ceased by 1954 when the building was shown by address numbers 31 & 33 York Street, 1 Campo Lane and 14 East Parade indicating a variety of office or other commercial uses. Another photograph held at [www.picturesheffield.com](http://www.picturesheffield.com) captures the East Parade frontage at some point between 1960 and 1979 when it was described as the Ministry of Pensions and National Insurance. Most recently it was used as an Industrial Tribunals Court.

Steeped in history, 14 East Parade is a stunning Grade II listed Georgian building located opposite Sheffield Cathedral. The redevelopment will secure the future of this historically-important asset and consist of 18 design-led apartments: five 2-bed, two 1-bed, and eleven studio apartments utilising the latest mod cons, including giga bit broadband, keyless entry and air conditioning.

The building consists of 5 storeys and will be finished to the highest specification with great attention to detail. What's more, the building benefits from having three sides exposed to natural light, has high ceilings and a striking and calming lobby entrance which will be full of biophilic flourishes.

The surrounding area is quiet and well-served by Sheffield's trendiest bars, clubs, and restaurants, as well as city centre shops, museums, galleries, theatres and transport hubs.



# Connectivity

## The city benefits from excellent connectivity across all modes of transport:

### By Road

The city centre benefits from being situated immediately adjacent to junctions 33 and 34 of the M1 motorway

### By Rail

Direct trains run approximately every 20 minutes from the city's mainline railway station to London with a journey time of around 2 hours. The station can be reached within a 12-minute walk from the site.

### By Air

There are also 5 international airports within an hour's journey time from Sheffield (Doncaster Sheffield, Manchester, East Midlands, Leeds Bradford and Humberside).



### By Road

**Manchester Intl Airport**  
42.3 miles / 1 hour 25 mins

**Doncaster Sheffield Airport**  
24.2 miles / 40 mins

**Manchester**  
40.5 miles 1 hour 20 mins

**Leeds**  
35.4 miles / 1 hour

**Birmingham**  
91.0 miles / 1 hour 45 mins

**London**  
170 miles / 3 hours 30 mins

**Edinburgh**  
251 miles / 4 hours 40 mins



### By Rail

**Manchester**  
53 mins by train

**Leeds**  
41 mins by train

**Birmingham**  
1 hour 10 mins by train

**London**  
2 hours 4 mins mins by train

**Edinburgh**  
3 hours 48 mins by train







Lobby



# Situation

Fourteen East Parade is a Grade II listed building located on an end plot between East Parade, Campo Lane and York Street.

No. 14 East Parade is a Grade II listed building located on an end plot between East Parade, Campo Lane and York Street. It lies within the business district in Sheffield City Centre and within the City Centre Conservation Area. Directly to the east lies Sheffield Cathedral.

the building was separated into various office units and most recently used as an Industrial Tribunals Court.

14 East Parade consists of 5 storeys and includes a Lower Ground Floor which is currently accessed from York Street or from within the building.

The building was erected in 1825-26 as a boys charitable/bluecoat school, to the designs of Architectural Partnership Woodhead & Hurst. The school use had ceased by 1954 when

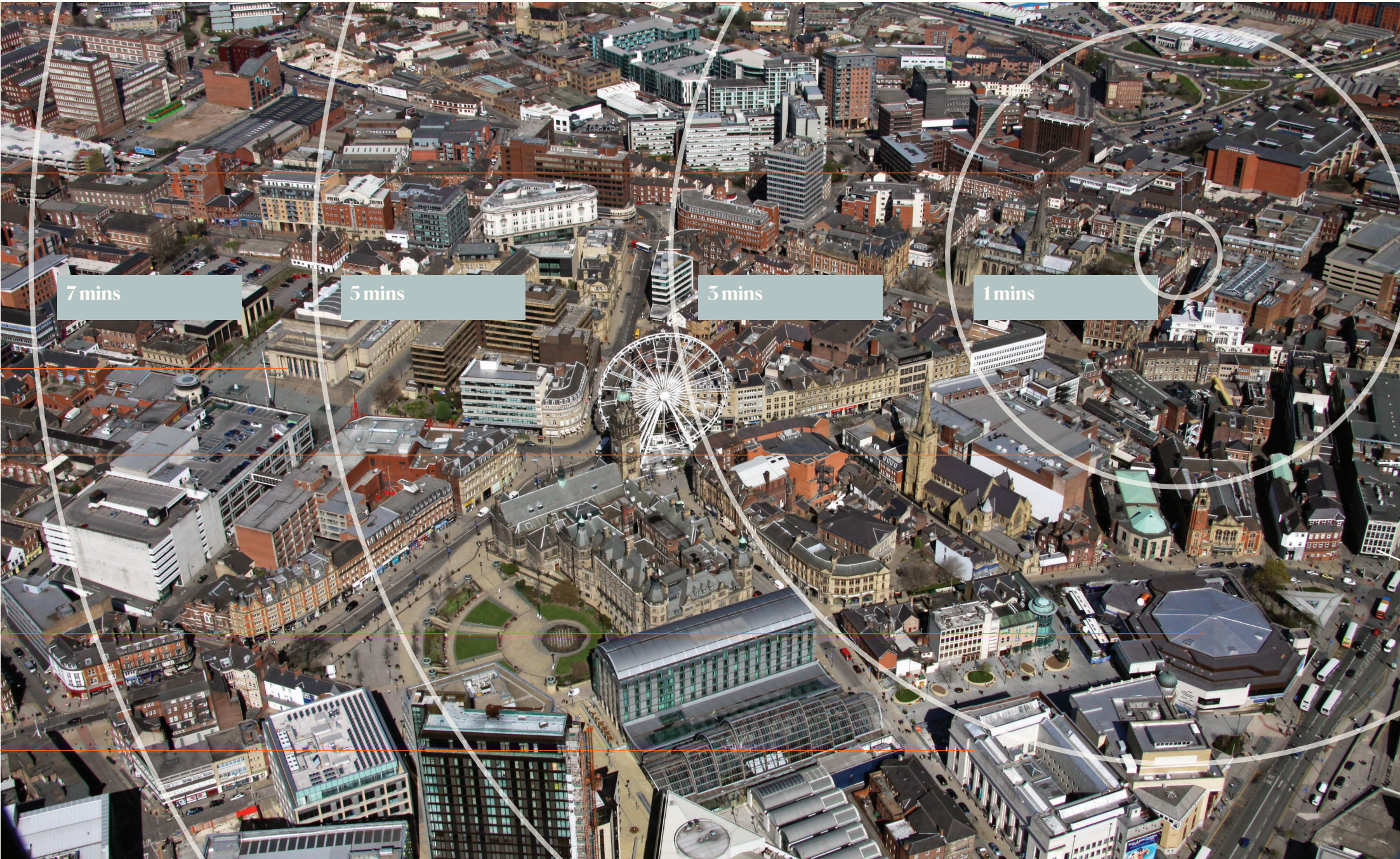
Fourteen East Parade

Sheffield City Hall

Fargate Shopping Centre

Crucible Theatre

Graves Gallery





# Apartments

Studio Apartment



Unit	Apartment Type	Level	Area (Sq m)		Area (Sq ft)	
Unit 01	2 Bedroom	Ground Floor	30	(66)	323	(710)
		Lower Ground Floor	33		355	
Unit 02	2 Bedroom	Ground Floor	31	(64)	334	(689)
		Lower Ground Floor	33		355	
Unit 03	2 Bedroom	Ground Floor	20	(64)	215	(689)
		Lower Ground Floor	44		474	
Unit 04*	Studio	Ground Floor	39		423	
Unit 05*	Studio	Ground Floor	43		467	
Unit 06	Studio	1st Floor	32		339	
Unit 07	Studio	1st Floor	31		329	
Unit 08*	Studio	1st Floor	59		639	
Unit 09*	Studio	1st Floor	43		459	
Unit 10	1 Bedroom	1st Floor	50		542	
Unit 11	Studio	2st Floor	31		334	
Unit 12	Studio	2st Floor	31		335	
Unit 13*	Studio	2st Floor	60		646	
Unit 14*	Studio	2st Floor	43		463	
Unit 15	1 Bedroom	2st Floor	50		535	
Unit 16	2 Bedroom	3st Floor	64		694	
Unit 17	Studio	3st Floor	36		385	
Unit 18	2 Bedroom	3st Floor	52		559	
Total			855		9,206	
Lobby		Lower Ground Floor	3		28	
Plant 01 Services		Lower Ground Floor	26		281	
Plant 02 Services		Lower Ground Floor	10		106	
Plant 03 Services		Lower Ground Floor	12		128	
Plant 04 Services		Lower Ground Floor	8		85	
Cycle Storage		Lower Ground Floor	14		147	
Guest Bathroom & Cleaners Cpd		Lower Ground Floor	4		44	
Bin Store		Ground Floor	15		163	
Accessible Entrance		Ground Floor	9		100	
Entrance Lobby		Ground Floor	38		405	
Corridors		All floors (ex. Lower Ground Floor)	74		799	
Linen Stores		1st & 2nd Floor	3		37	
Total			216		2,324	
Grand Total			1,071		11,529	

\*added 8 sqm for 'semi-mezzanine' bed decks/storage





## Planning & Technical Information

---

For access to the data room, please contact:  
Cheryl Reah at Savills (creah@savills.com).

## Tenure

---

The site is offered for sale Freehold with Vacant Possession. The Freehold ownership is held under Title Number SYK644434.

## Services

---

Prospective purchasers are advised to make their own enquiries with regards to the suitability and capacity of services with the relevant authorities.

## VAT

---

The property is not VAT registered. As such VAT will be not charged on the sale price.

## Method of Sale

---

The freehold interest of the site as a whole is offered by informal tender on an unconditional basis. The vendor is not obliged to accept the highest or any offer. Submissions can be received by email or post for the attention of Joshua Franklin.

## Compliance Checks

---

We are required by law to satisfactorily complete compliance checks on the purchasing entity.

## Viewings

---

It is possible to view the property from the road, however, all site access and internal viewings are strictly by appointment. Allocated viewing days will be set aside and interested parties must pre-book viewings through Savills. Please note that impromptu visitors will not be permitted access to the site.

## Contact

---

For further information please contact:

### Joshua Franklin

jfranklin@savills.com  
07807 999 923

### Sophie Sismanovic

sophie.sismanovic@savills.com  
07807 999 912

---

### Important Notice

*Savills, their clients and any joint agents give notice that:*

- 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.*
  - 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.*
- | April 2023*