

For Sale

Development Opportunity

Land to the South Side of City Road/Eastern Avenue, Sheffield

Sheffield, S2 2GH

On Behalf of
Joint Fixed Charge Receivers



KEY CONSIDERATIONS

- Roadside development opportunity for sale on behalf of Joint Fixed Receivers.
- Gross site area of approximately 0.46 acres (0.186 hectares).
- Prime roadside pitch to south of Sheffield city centre.
- Suitable for commercial or 'roadside' development
- Also benefited by an existing and previous residential planning consent for apartments.
- Long Leasehold Title SYK674955, held under Freehold SYK508992 that is owned by the Duke of Norfolk Estate.
- Unconditional Offers sought by Private Treaty.



View across site from Eastern Avenue



Indicative Title Boundary demonstrating strong roadside presence



View across site from City Road, showing roadside prominence and tramway proximity

LOCATION & DESCRIPTION

The subject site is located approximately 2.5 miles south east of Sheffield city centre, immediately off Eastern Avenue/City Road (A6135). Sheffield is the commercial, administrative and retail centre of South Yorkshire. It is located approximately 34 miles south of Leeds and 38 miles east of Manchester. Sheffield has established itself as a major manufacturing and service led economy, in addition to being a recognised retail and leisure hub. The city is located 150 miles north of Central London.

The site is cleared brownfield land of approximately 0.46 acres (0.186 hectares). The topography of the site is relatively flat.

PLANNING BACKGROUND

The site is suitable for residential, commercial or roadside development - subject to the necessary consents.

The subject site benefitted from a planning consent (dated 5th October 2018) for the Erection of 1x4-storey block and 1x3/4 storey block comprising 39 apartments, with basement access, cycle storage and bin store, associated parking and landscaping (Ref: 18/01648/FUL).

More recently, we understand that the site forms part of the land assembly that benefits from approved planning permission for the “Erection of 4-6 storey building to provide 48 residential units, 730 sqm (GIA) of Use Class E floorspace (retail) and 634 sqm (GIA) of Sui Generis floorspace (drinking establishment) with associated hard and soft landscaping, vehicular parking and servicing facilities” (Ref: 22/03554/FUL, dated 21st December 2022). We note that the car park of the current approved scheme lies outside of the subject sale area and therefore a buyer would not be able to develop the approved planning without the cooperation of the adjoining 3rd party landowner. It does nevertheless demonstrate the scale and massing that the Council might be willing to permit.

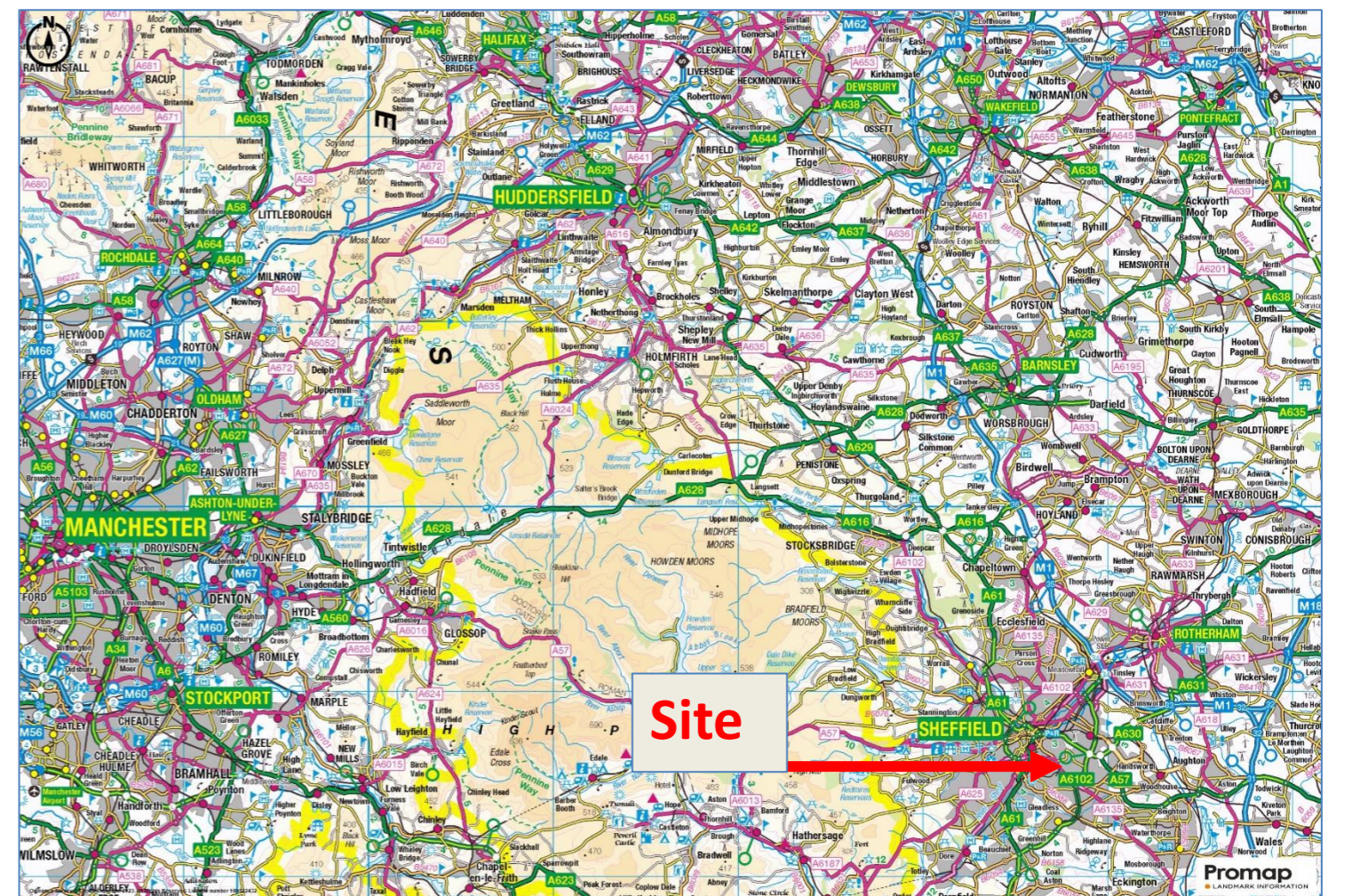
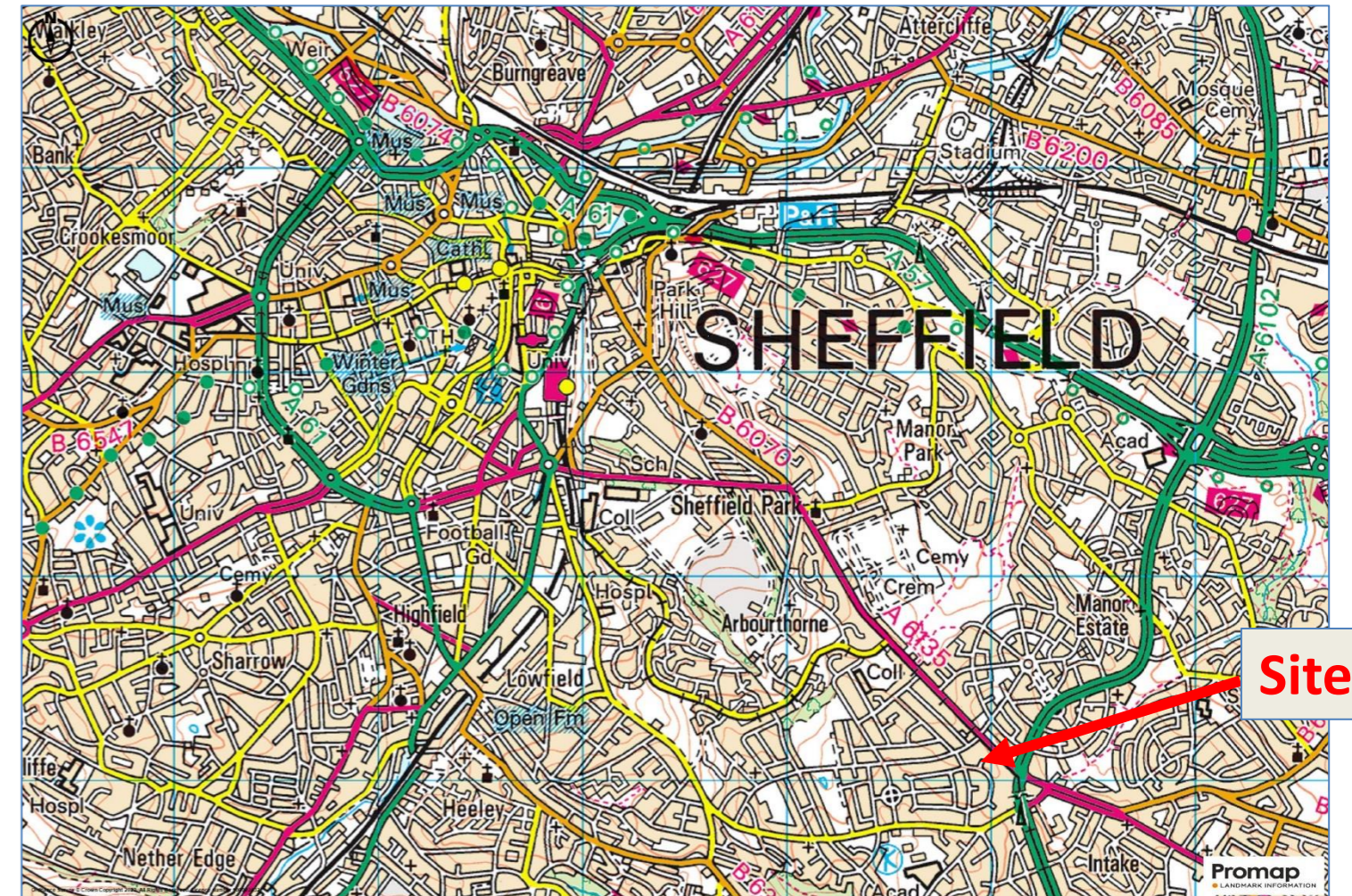
TENURE SUMMARY

The total subject site area for sale comprises 0.46 acres (0.186 hectares), held under Long Leasehold title number SYK674955. The Freehold SYK508992 is owned by the Duke of Norfolk Estate, being a common occurrence across the Sheffield city region.

Leasehold Title Number: SYK674955 / Freehold Title Number: SYK508992

Initial Term of Years: 150 years from 2nd August 2019

Ground Rent Payable: £5,000 per annum



TECHNICAL INFORMATION

Various legal and technical documentation will be made available to seriously interested parties.

METHOD OF SALE

Offers are invited by private treaty, on an unconditional basis, to be submitted to Joshua Franklin at jfranklin@savills.com.

COMPLIANCE CHECKS

Please be advised that we are required by law to satisfactorily complete compliance checks on the purchasing entity.

VIEWING

Viewing of the site can be obtained from City Road/Eastern Avenue. Should you wish to walk the internal boundaries of the site then please contact the agents in the first instance.



CONTACT

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Indicative elevation/CGI of approved scheme



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Marketing Particulars: February 2024