

Land Adjacent To The Earl Marshall

291 East Bank Road, Sheffield, S2 3PZ



Key Highlights

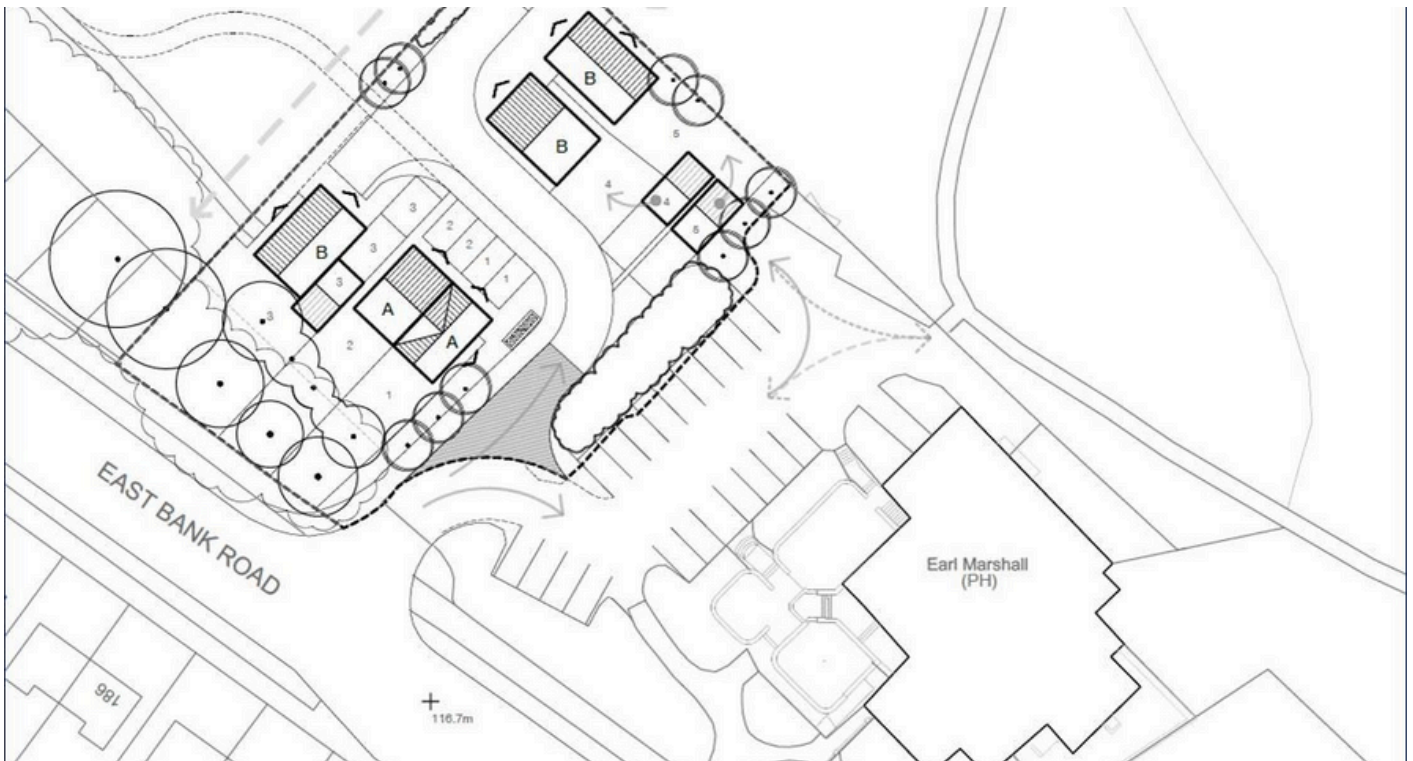
- Freehold Development Site For Sale
- Outline Planning Permission For Up To Five Residential Dwellings
- Site Extends To Approximately 0.35 Acres
- Adjoining Public House Unaffected By Sale
- Residential Location, 1.2 Miles South Of Sheffield Railway Station
- Offers Invited

SAVILLS MANCHESTER
Belvedere, 12 Booth Street Manchester
M2 4AW

+44 (0) 161 602 8666

[savills.co.uk](https://www.savills.co.uk)

The Savills logo consists of the word "savills" in a lowercase, sans-serif font, colored red, set against a solid yellow square background.



Location

The site is located off East Bank Road next to the Heeley suburb of Sheffield, South Yorkshire.

The immediate setting is predominantly residential in nature, with detached and semi-detached dwellings. The subject site is also adjacent to the 'Black Bank Open Space' parkland. Sheffield city centre is located approximately 1.5 miles to the north with excellent road, cycle and bus links. There are a full range of services and amenities on offer in the surrounding Sheffield vicinity.

Description

The site is adjacent to the Earl Marshall public house and comprises part of the former car park. The site is broadly rectangular in shape, extending to approximately 0.35 acres.

Planning

The Site benefits from an Outline Planning Permission for up to five dwellings with all matters reserved except for means of access, which was granted on 27th March 2024 (reference: 23/03812/OUT).

The approved access is taken from East Bank Road. There is no affordable housing or any other S106 requirements attached to this permission. The application was granted subject to conditions and the following matters have been reserved for future determination: 'Layout', 'Landscaping', 'Scale', and 'Appearance'.

Tenure

Freehold with the benefit of vacant possession.

Price

Unconditional offers are invited.

Legal Cost

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Viewing

Strictly by appointment with Savills. The adjoining public house is not part of the sale and under no circumstances should any staff members be approached.

Anti Money Laundering Regulations

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

Contact

Jeff Wraith
+44 (0) 7825 626 666
jeff.wraith@savills.com

Joshua Franklin
+44 (0) 7807 999 923
jfranklin@savills.com

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. 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. Designed & Produced by Savills Creative Services: 020 7499 8644 | May 2024

savills