

Junction Road, Woodhouse

SHEFFIELD, S13 7RP

For Sale Residential Development Opportunity



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KEY HIGHLIGHTS

- Full Planning Permission for 19 residential dwellings
- Approx. area of 1.602 hectares (3.96 acres)
- Woodhouse suburb of Sheffield, approximately 5 miles east of the city centre
- Close proximity to Woodhouse Railway Station, linking with Sheffield Railway station
- Technical & Planning Dataroom: <https://savillsglobal.box.com/v/Woodhouse-Sheffield>
- Offers invited on a unconditional basis



Proposed Site Plan
1:1000



Cross Section
1:200

DESCRIPTION

The subject site area is approximately 3.96 acres (1.602 Hectares), as outlined in red on the indicative site plan on the front page. The site is currently cleared land. The north of the site lies the Railway line with residential estate housing beyond. To the south of the site lies Junction Road, with residential dwellings beyond. To the east, there is Network Rail compound with an area of thick vegetation to the western boundary. The topography of the site is generally flat.

LOCATION

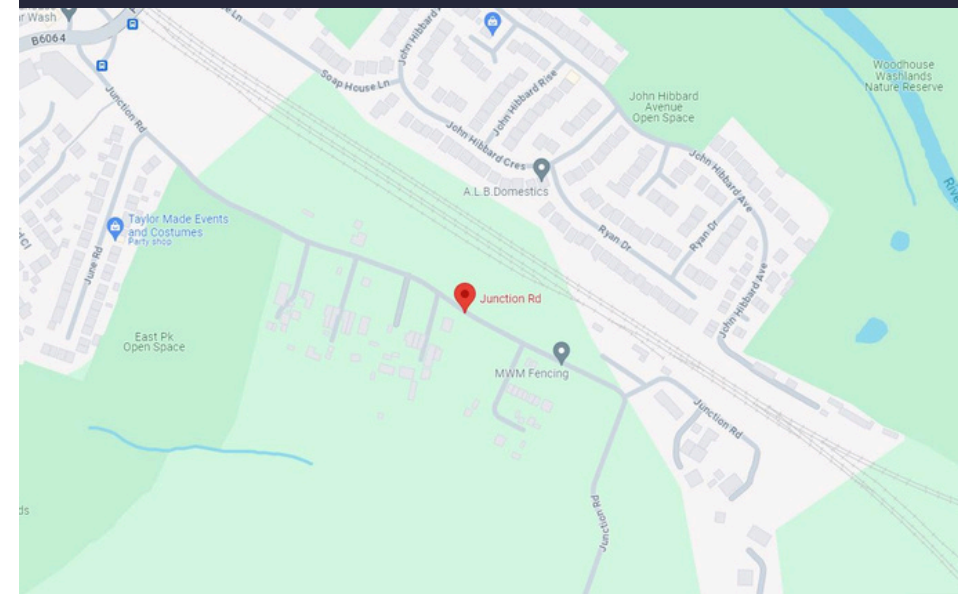
The site is located in the Woodhouse suburb of Sheffield, approximately 5 miles east of the city centre. There are a range of services and facilities within the nearby vicinity, including Woodhouse Railway Station, a primary school, numerous public houses and Co-Op convenience store.

The site itself is located north of Junction Road, a quiet no through road with a series of exiting residential houses. There is easy access to Junction 31 of the M1 motorway, via the A57, linking in with the regional and national network. Woodhouse enjoys a good mix of local services and amenities that predominantly cater for families, commuters and retirees alike.

PLANNING

The development site has recently secured a Full Planning Permission for the Erection of 19 residential dwellings, with access, landscaping and associated works {Reference: 22/04356/FUL (Formerly PP11605998) - dated 8th February 2024}.

The Permission includes a provision of 10% Affordable Housing (2 plots) and S.106 contribution - full information is available on the dataroom.



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TENURE

The site is registered under title number SYK381879. The site is for sale freehold with vacant possession on completion.

EXISTING WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The site is to be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

TECHNICAL INFORMATION

All planning and technical information is available to interested parties through a data room at:

<https://savillsglobal.box.com/v/Woodhouse-Sheffield>

VAT

The vendor reserves the right to charge VAT.

METHOD OF SALE

The site is offered for sale by private treaty with unconditional offers sought. All offers should be submitted to Joshua Franklin jfranklin@savills.com.

VIEWING

Viewing is strictly by appointment with the agents.

CONTACT

For further information please contact:

Josh Franklin

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0113 220 125

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