

Residential Development Opportunity

By order of Fixed Charge Receivers

LAND AT MEDLOCK CLOSE HANDSWORTH, SHEFFIELD, S13 9BB

4.55 acre site

allsop



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Development Considerations

- Freehold
- Site extending to 4.55 acres
- Located in Handsworth, a residential suburb of Sheffield, 4.5 miles from the city centre and with good access to the M1 motorway

**Offers are invited on or before 12 noon on Friday
13th September 2024**

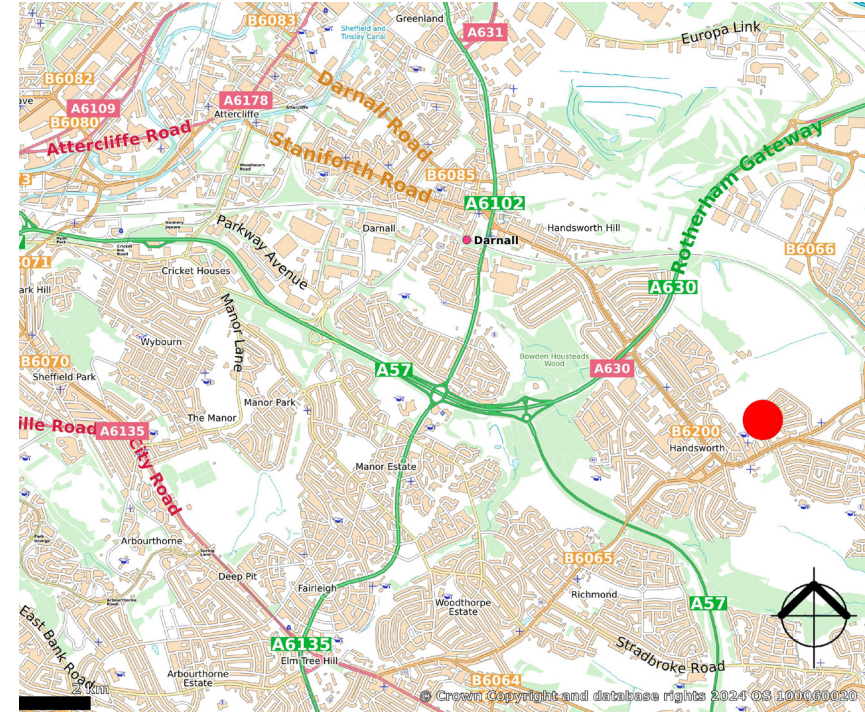
Location

Sheffield is South Yorkshire's principal city, and is the fourth largest city in England with a population of c. 555,000 (2021 Census). Bordering Derbyshire, the Peak District and the Pennines the city is located 35 miles south of Leeds, 42 miles east of Manchester and 168 miles north of London.

The city benefits from good transport links throughout. The M1 motorway is 5 miles to the north-east of the city centre, providing access to the north and south of the country by road. Sheffield Train Station provides regular, direct routes to Leeds (40 mins), Manchester (50 mins), Birmingham (1 hr 10 mins) and London (2 hrs 6 mins), and the Supertram provides routes in and around the city centre from various suburbs. Manchester, Leeds-Bradford and East Midlands airports are all within a one-hour drive of the city, connecting the city internationally.

Sheffield has undergone extensive urban regeneration in recent years; with the 'Heart of the City' redevelopment project completed in 2016. Following its success, the 'Heart of the City II' is now under construction, comprising a £469 million seven hectare mixed use scheme. The city now has an economy worth over £11.3bn with significant employers including HSBC, McLaren, Boeing, Aviva, SIG Plc, Plusnet Plc, Irwin Mitchell, Sky, and Capita.

The city is home to two universities, The University of Sheffield and Sheffield Hallam University, which have a combined student population of approximately 55,000 (The Times Good University Guide 2024).



Situation

The site is located in Handsworth, a residential suburb to the east of Sheffield, 4.5 miles from the city centre. The area immediately surrounding the site primarily comprises residential use, with the Handsworth Recreation Ground located to the north, and amenity use including several restaurants and takeaways, pubs and shops located on Handsworth Road (160 m south). The site is also located 0.4 miles north from an Asda Supercentre and an Aldi supermarket, and the Dore House Industrial Estate 0.8 mile east, providing further amenity use including several gyms, children's play centre and the DVSA Test Centre; as well as commercial use.

Handsworth Road itself connects the site to the A57 and the A630 which provide onwards access to Sheffield city centre and the M1 to the west and east respectively, and there is a bus stop along Handsworth Road, 160 m from the site, which provides routes to Sheffield and the surrounding suburbs. The closest train station to the site is Woodhouse, 1.3 mile south east, which provides regular, direct routes to Sheffield, Leeds, Lincoln and Nottingham. Meadowhall Shopping Centre, providing 290 shops and 50 bars / restaurants, is located 4.1 mile from the site.

Site Description

The site comprises a vacant parcel of land in the main; having previously been used as a community football pitch and tennis courts. To the south west corner of the site is a former sports pavilion, which is now vacant.

Access is to the south via Medlock Close, through gates at the end of the cul-de-sac.

The site is broadly rectangular in shape and is flat throughout, and extends to 4.55 acres (1.84 ha).

The site is bound to the north by the Handsworth Recreation Ground and commercial use beyond, to the east and south by residential dwellings, and to the west by St Joseph's RC Church and Primary School, and residential dwellings beyond.

Tenure

Freehold

Title Number: SYK405322.



Opportunity

Whilst the majority of the site is situated within the Greenbelt, a portion of the site to the south eastern corner is allocated for housing, we therefore consider it to represent a good opportunity to deliver housing in the local area.

The 2009 Sheffield Local Plan (the 'Core Strategy') identified a need for circa 30,000 new homes between 2004 and 2026, however the Local Plan is currently under review and it is expected that an increased number of houses required is identified for the coming period to 2034.

Viewing Information

The site is available to view from the roadside on Medlock Close. All parties are asked to refrain from entering and prior approval must be obtained.

Please contact us to register your interest to view.

AML

A successful bidder will be requested to provide information to satisfy the AML requirements when Heads of Terms are agreed.

Additional Information

A suite of additional information is available to view and download via the following data room:

[Land at Medlock Close, Sheffield - Dataroom.](#)



Method of Sale

For sale by way of **Informal Tender.**

Offers are invited on or before **12 noon on Friday 13th September 2024.**

Contacts

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