



Plot 1 at Ivy Park Road

19 Carsick Hill Road, Sheffield



Blenheim
Park Estates

Existing Chalet to be Demolished



*Image for Illustration Purposes Only





Plot 1 at Ivy Park Road

Welcome to Plot 1 at Ivy Park Road

An excellent opportunity has arisen to acquire a premier building plot in one of Sheffield's most sought after and affluent areas. With a south facing garden, Plot 1, Ivy Park Road is in an idyllic location for views over Forge Dam and Bingham Park. Permission has been granted for the erection of detached house, extending over 9200 sq.ft of living accommodation, plus a triple garage.

Planning Ref. 23/03780/FUL Demolition of existing chalet dwellinghouse and erection of 3 no. detached dwellinghouses with garages and detached garden studios, construction of driveways, landscaping and associated works.

The luxurious 6 bedroomed design depicts a detached, coursed stone residence, comprising of ashlar stone, vertical timber cladding and finished with a dark slate fascia - highly in-keeping with the aesthetic of stone in this locality.

The plans show a front porch leading into a two storey entrance atrium with double staircases leading to the first and second floors. The focal point of the ground floor is undoubtedly the open plan living kitchen / dining area which spans the width of the rear elevation and features floor-to-ceiling aluminium framed windows and doors, which open onto the magnificent rear terrace.

The ground floor plans also feature a sitting room, playroom, sauna and gym, equipped with shower and changing facilities. The first floor accommodates 5 of the 6 bedrooms, one of which is the generously sized master suite. The second floor has plans for a feature terrace which will present stunning views to the south over the landscaped gardens.

The approved property is proposed to briefly comprise of on the ground floor: porch, entrance hall, sitting room, open plan living kitchen, entertainment room, playroom, gym, sauna, office, store, boot room, shower, changing room, and WC.

On the first floor: Five double bedrooms with en-suites, 2 snugs and a laundry room.

On the second floor: Landing, cinema room, office, bedroom 6, store, snug, and terrace.



Proposed Site Plan



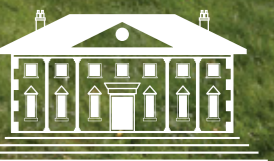
Current Site



Current Site



Proposed Front Elevation





Proposed Rear Elevation

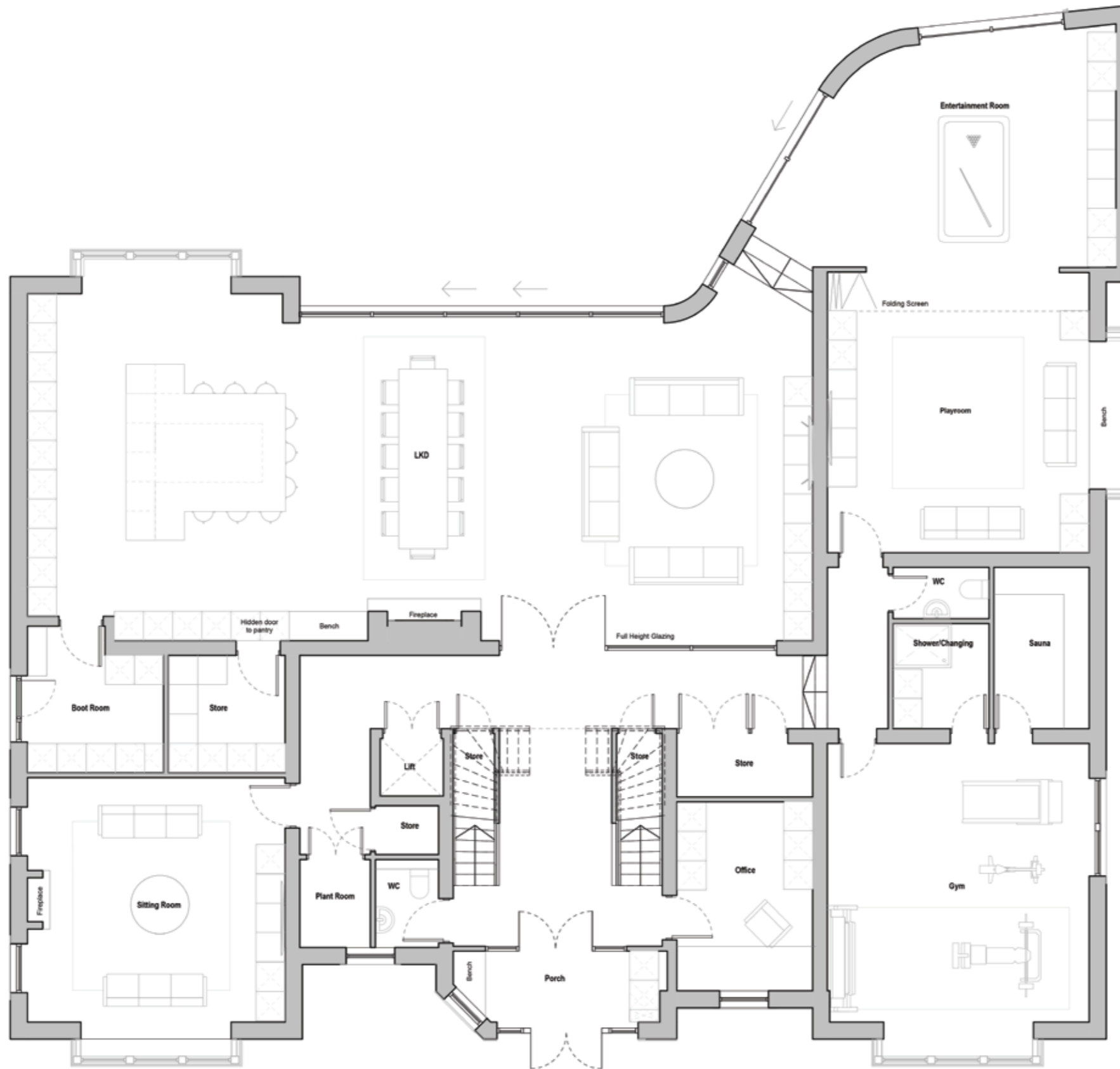




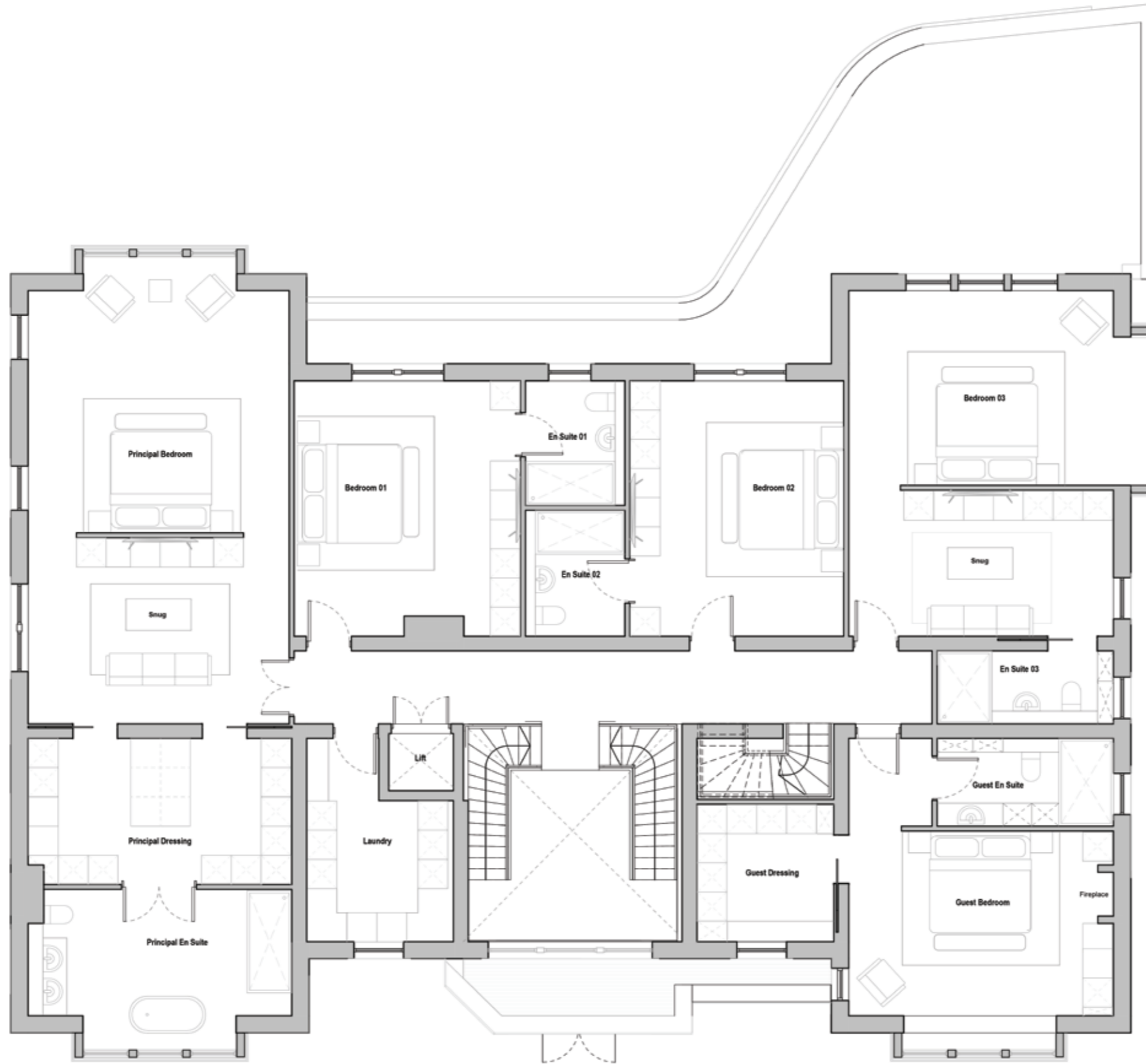
Example Interior Schemes



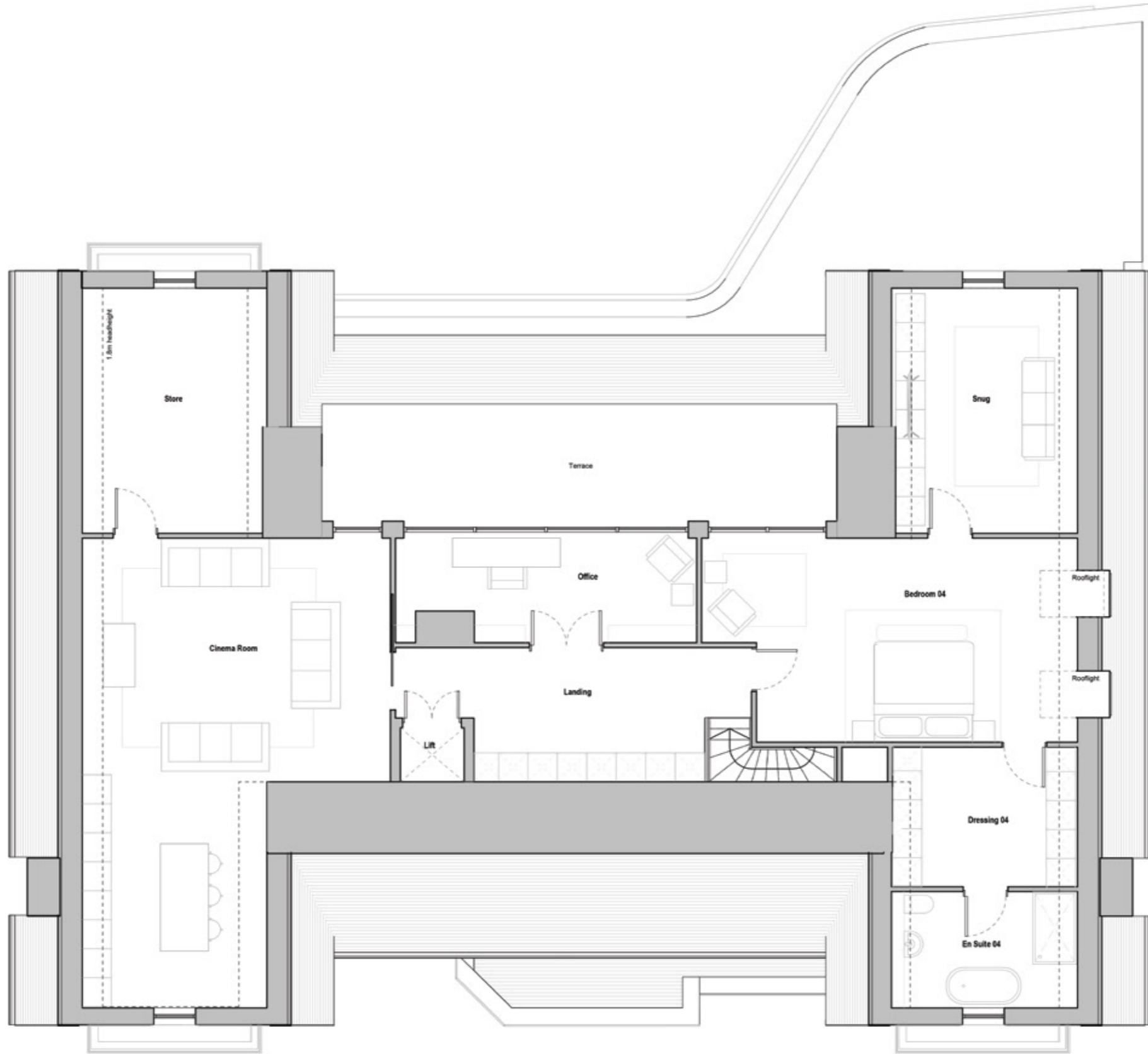
Proposed Ground Floor



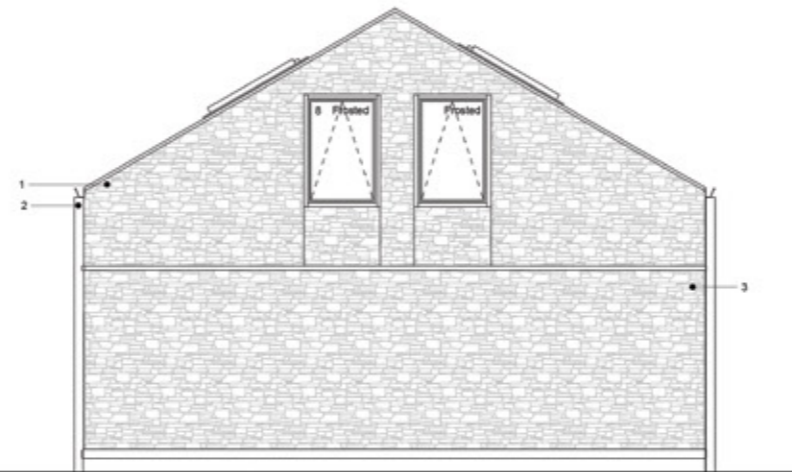
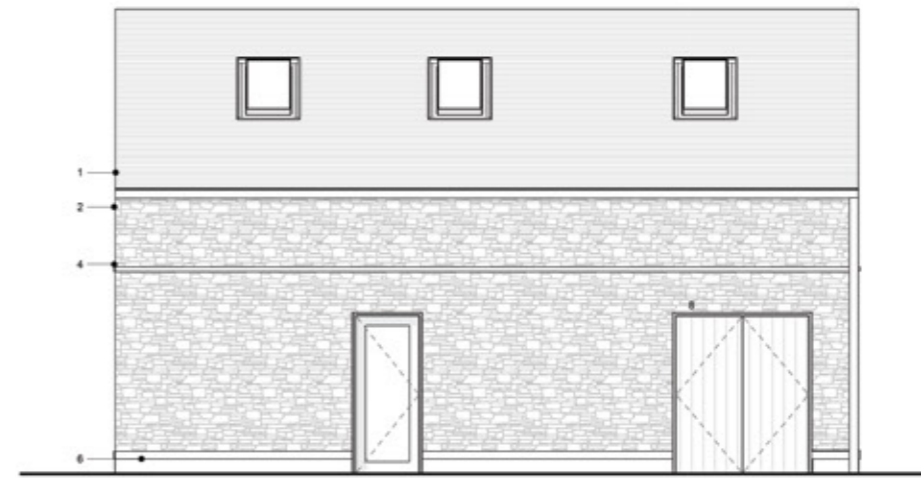
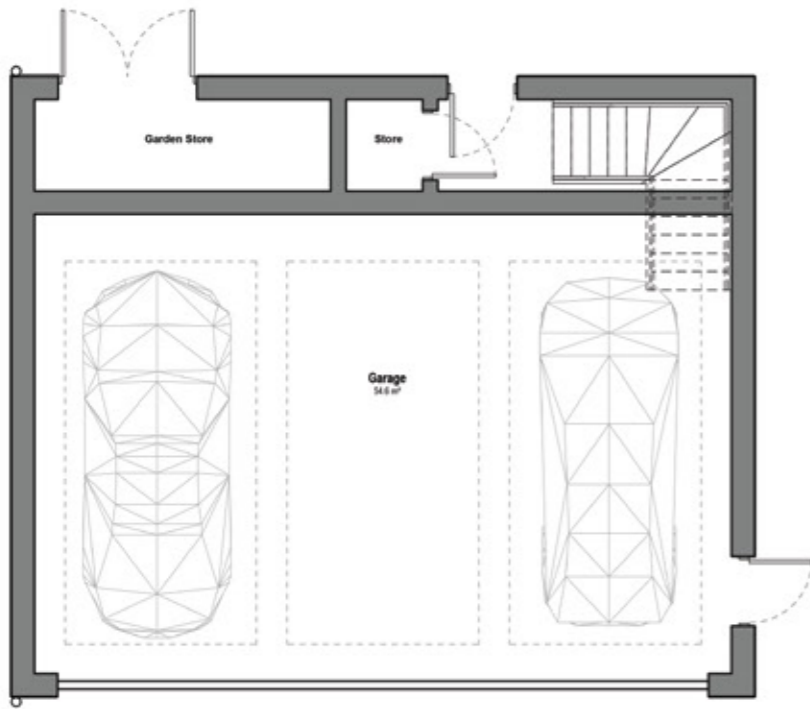
Proposed First Floor



Proposed Second Floor



Proposed Garage / Annexe



Proposed Front Elevation



Viewing strictly by appointment with our consultant on

0114 358 2020

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19 Carsick Hill Road,
Sheffield S10 3LW

£1,750,000