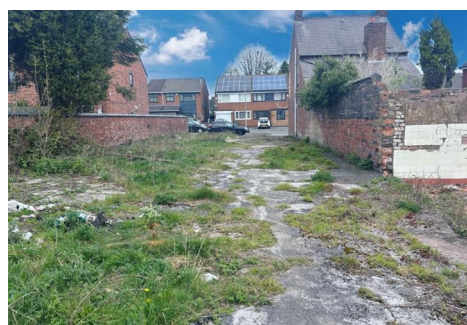




RE/MAX
Elite



School Street, Sheffield, WS4 1QG
Offers in excess of £200,000

PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY – SUBJECT TO PLANNING – APPROX. 0.33 ACRES

An exciting opportunity to acquire a substantial parcel of land situated within an established residential area. Extending to approximately 1,334.39 sqm (0.33 acres), this site offers excellent potential for development, subject to planning permission.

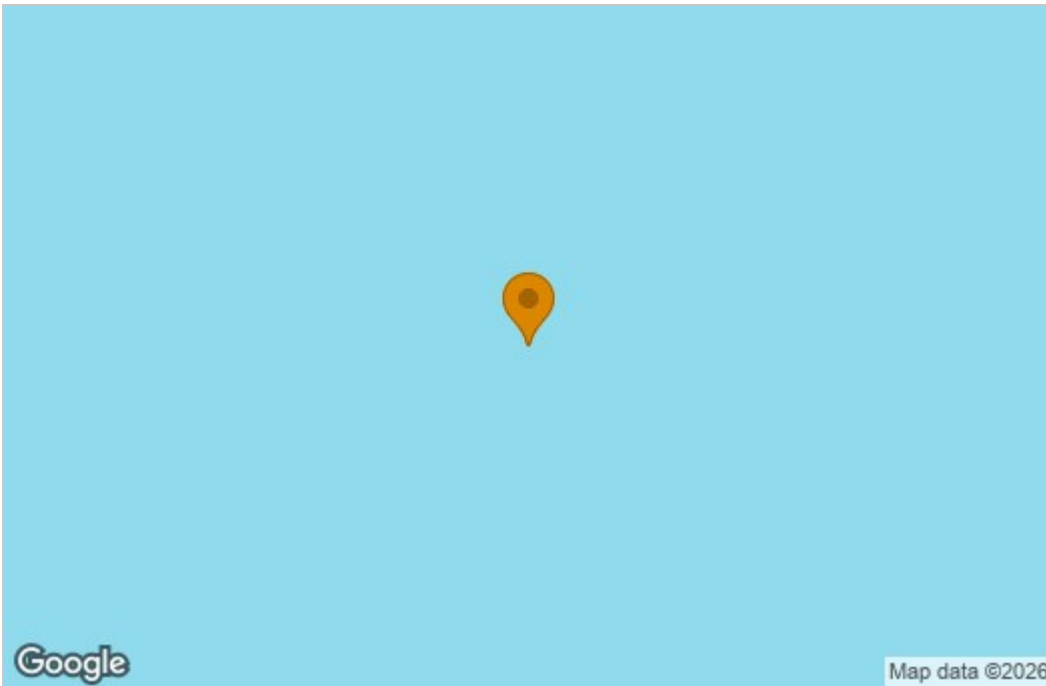
Positioned within a well-connected neighbourhood, the land presents a rare chance for developers or investors to secure a site with strong future potential. Offers are invited on a subject-to-planning basis, allowing purchasers to mitigate risk and maximise development value.

Site Details

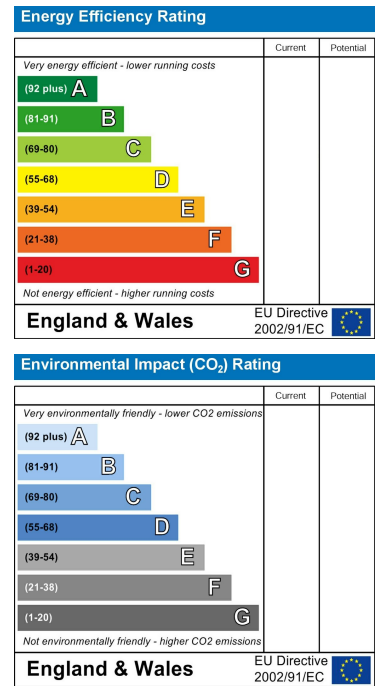
- Total Area: Approx. 1,334.39 sqm (0.33 acres)
- Perimeter: Approx. 261.26 m
- Topography: Generally level with slight natural variation
- Access: Via existing residential street frontage
- Surroundings: Predominantly residential housing with gardens

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.