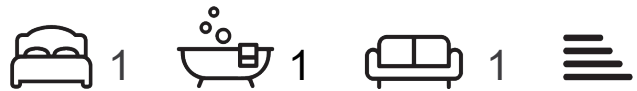


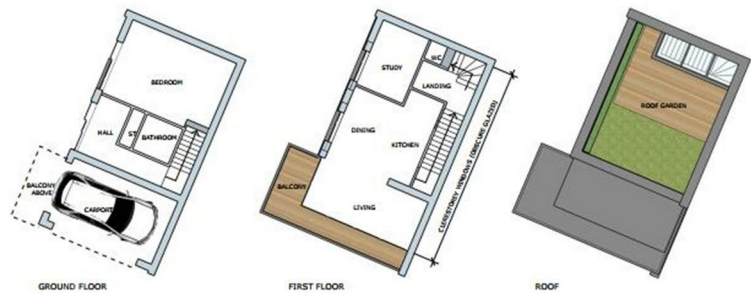
# 101a Ecclesall Road South

Ecclesall, Sheffield, S11 9PH

**Offers in the region of £90,000**



ISOMETRIC SOUTHEAST VIEW      ISOMETRIC NORTH VIEW      ISOMETRIC SOUTH VIEW



GROUND FLOOR      FIRST FLOOR      ROOF

- MATERIALS KEY**
- 1 MAIN WALLING TO BE RED FACED BRICK TO CLOSELY MATCH EXISTING BUILDINGS. NATURAL COLOUR.
  - 2 ROOFING TO BE TIMBER EFFECT CLADDING IN BROWN AND GREY TONES. COLOUR: DARK.
  - 3 FLASHINGS, GUTTERS AND ROOFS (INCLUDING BALCONY EDGE AND RAISE CHANNELS) TO BE COLOUR COATED PRESSURE TREATED S.A.S. TREATMENT. COLOUR: 100% INTERIOR GREEN ROOF TO ROOF GARDEN WITH TREES IN FRONT OF GLASS CLADDING TO PREVENT ELEVATION FOR INCREASED PRIVACY.
  - 4 WINDOW AND DOOR FRAMES TO MATCH FLASHINGS, ETC (OR S.A.S. TREATMENT). ENTRANCE DOOR TO BE TIMBER EFFECT TO MATCH FEATURE CLADDING.
  - 5 BALCONY/ROOF GARDEN GARDENING TO BE FRAMELESS GLASS WITH MINIMAL FIXING CHANNEL DETAIL AT

# 101a Ecclesall Road South

Ecclesall, Sheffield, S11 9PH

## Offers in the region of £90,000



Land with previous planning permission granted to build a two storey modern house with car port and roof terrace. ( this ran out August 2025)  
Please call for more details.

Proposed Plans and Elevations - Ref: 27650\_A(02)02  
P4 Published 12.08.2022  
Proposed Site Layout - Ref: 27650\_A(01)01 P5  
Published 10.08.2022

Proposal: Demolition of existing buildings  
(Retrospective) and erection of a two storey  
dwelling house including carport (amended  
description and drawings)

Location: Store B At Rear Of 97 To 101 , Ecclesall  
Road South, Sheffield, S11 9PH

Planning permission is hereby GRANTED for the  
above-mentioned development in  
accordance with the application deposited with the  
Council on 10 June 2022 together  
with the relevant plans, including any amendments  
now agreed, subject to the following  
condition(s), in each case followed by the relevant  
reason.

Time limit for Commencement of Development

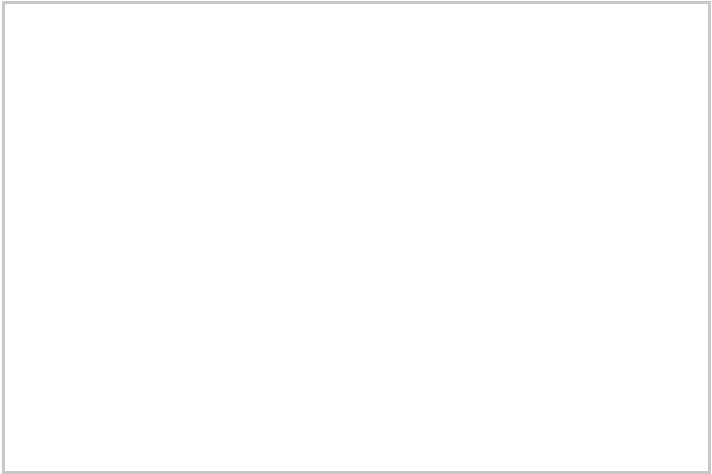
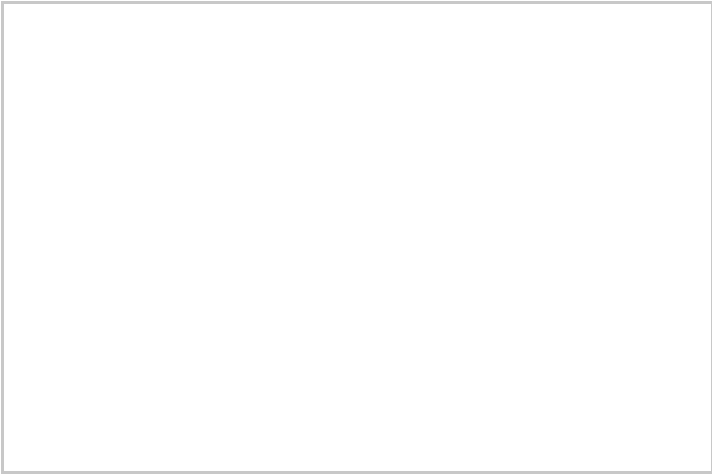
1. The development shall be begun not later than the  
expiration of three years from  
the date of this decision.

Reason: In order to comply with the requirements of  
the Town and Country  
Planning Act.

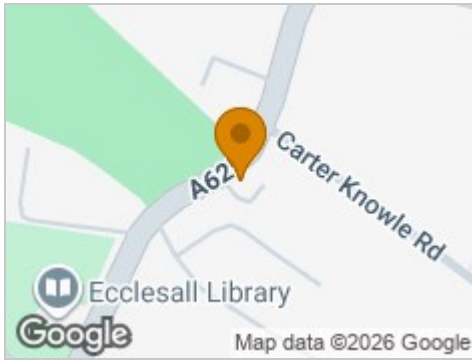
Approved Plan(s)

2. The development must be carried out in complete  
accordance with the following  
approved documents:

Location Plan - Ref: 27650\_A(00)01 P2 Published  
8.6.2022



## Road Map



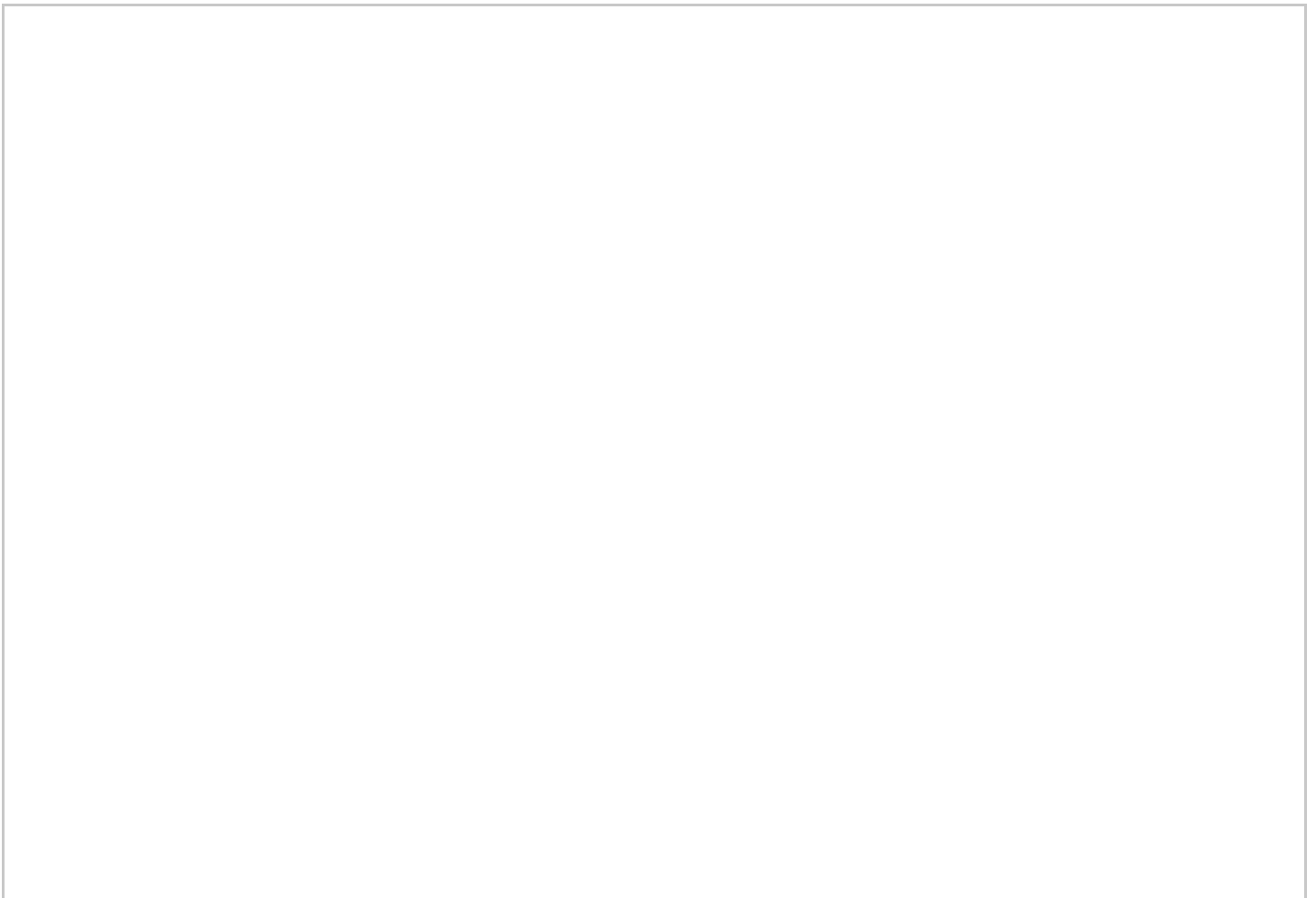
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our JPM Estate Agents Ltd Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## 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.