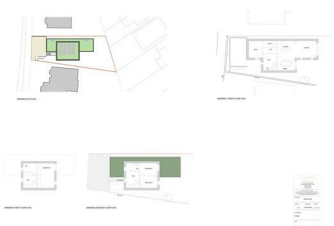


PROJECT: Baslow Road		
SCALE:	DWG NO:	DATE:
1:100	ELR/200/001	20.12.24
DRAWING:		
ELEVATIONS		
REV:		



Building Plot 79A Baslow Road, Sheffield, S17 4DP

Asking Price £200,000



A chance to build the home of your dreams in one of the country's best places to live (as reported by The Sunday Times). This freehold building plot is situated in the affluent area of Totley, on the edge of the city limits, close to three 'outstanding' local schools. The plot is approx 290m², and the recently amended version of the house (set in from the boundary/tower perpendicular to lower ground floor) has an internal floor area of 166m² (1786 square foot) with planning permission granted on 8 April 2025 (25/00262/FUL). As well as the drainage connection and water supply to the site being in place the plot also has positive geotech survey results from borehole soil samples, detailed architectural plans and structural calcs/drawings in place. There is also drop kerb permission granted, MVHR system designed, and house number 79a allocated.

- Freehold site.
- Projected 1786 square feet of modern living space.
- Drop kerb permission granted.
- Detailed architectural plans and structural calcs/drawings in place.
- Close to some of the best schools in the city and easy access to Dore Train Station.
- Full planning granted for a three/four bedroom detached dwelling.
- 290 square metre plot.
- Drainage and water supply already in place.
- No onward chain.
- Edge of city/countryside location.