

Land at Langsett Road, Sheffield, S6
2UE

Offers in the Region Of
£85,000



- Freehold Land Approximately 0.24 acres (990 sq m)
- Consent granted for two digital 48-sheet advertising displays
- Former advertising hoardings removed
- Prominent roadside advertising location
- Established history of advertising use
- Potential for alternative uses, subject to planning

An opportunity to acquire a FREEHOLD ROADSIDE ADVERTISING SITE occupying a PROMINENT POSITION fronting Langsett Road, Sheffield, extending to approximately 0.24 ACRES (990 SQ M). The site benefits from ADVERTISEMENT CONSENT GRANTED IN MARCH 2023 for TWO INTERNALLY ILLUMINATED 48-SHEET DIGITAL ADVERTISING DISPLAYS, replacing five former advertising hoardings which have since been removed. Offering potential for ADVERTISING INCOME or alternative uses, subject to any necessary consents.

Property Tenure
Freehold

Location
The site occupies a prominent position on the eastern side of Langsett Road, close to its junction with Cuthbert Bank Road, within the Hillsborough area of Sheffield. Langsett Road forms a principal route connecting Hillsborough with Sheffield City Centre and accommodates both vehicular traffic and the Sheffield Supertram network.

The immediate surroundings comprise a mixture of residential and commercial properties, together with established open spaces. The site's substantial frontage to Langsett Road provides a visible roadside position particularly suited to outdoor advertising purposes.

Description
The property comprises an irregularly shaped parcel of land extending to approximately 990 sq m (0.24 acres), situated alongside Langsett Road.

The land has an established history of use for outdoor advertising, having previously accommodated five traditional 48-sheet advertising hoardings positioned along the roadside frontage.

These hoardings have subsequently been removed, leaving an opportunity for a purchaser to pursue the installation of the two digital advertising displays approved under the 2023

advertisement consent. The site is understood to comprise predominantly open land, with areas of vegetation and trees, and benefits from an extensive frontage to this well-used thoroughfare.

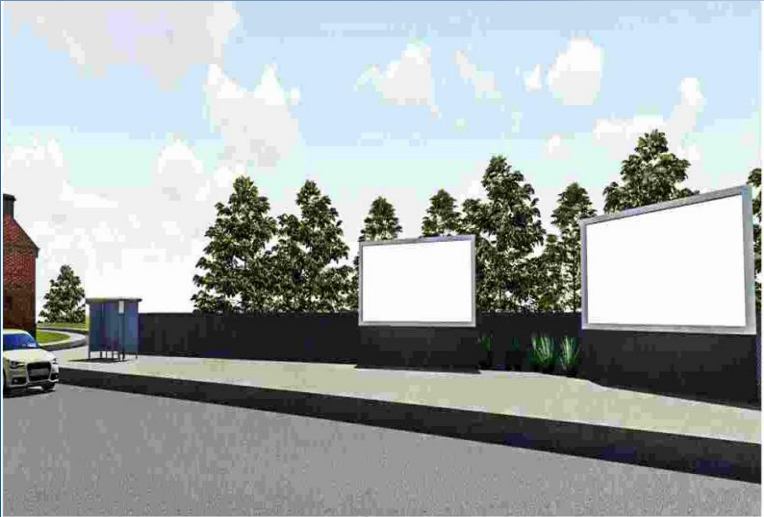
The property may also offer scope for alternative uses, subject to obtaining any necessary planning permissions and other statutory consents.

Tree Review
A review of Sheffield City Council's publicly available Tree Preservation Order mapping (October 2026) DOES NOT indicate any Tree Preservation Orders affecting the subject land.

However, the Council advises that its mapping is indicative and may not identify the precise extent of all orders. No formal confirmation has been sought from the Local Authority, and prospective purchasers should satisfy themselves as to the position through their own enquiries.

Tenure
The property is understood to be held Freehold under Title Numbers SYK455270 and SYK465974.

Further Information
Copies of the advertisement consent, associated drawings and title plan are available upon request.



Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

Need a solution with a property matter? Cottons can assist;

Residential Sales 0121 247 4747
sales@cottons.co.uk

Auctions 0121 247 2233
auctions@cottons.co.uk

Property Management 0121 247 2030
property@cottons.co.uk

Landlords Property Insurance 0121 247 2030
insurance@cottons.co.uk

Residential Lettings 0121 247 2299
lettings@cottons.co.uk

Commercial Sales & Lettings 0121 247 4747
commercial@cottons.co.uk

Energy Performance Certificates 0121 247 2299
epc@cottons.co.uk

RICS Valuation Surveys 0121 247 4747
sales@cottons.co.uk



Cottons Chartered Surveyors give notice that (i) the particulars are set out as a general outline copy for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Cottons Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.

Cottons Chartered Surveyors have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

