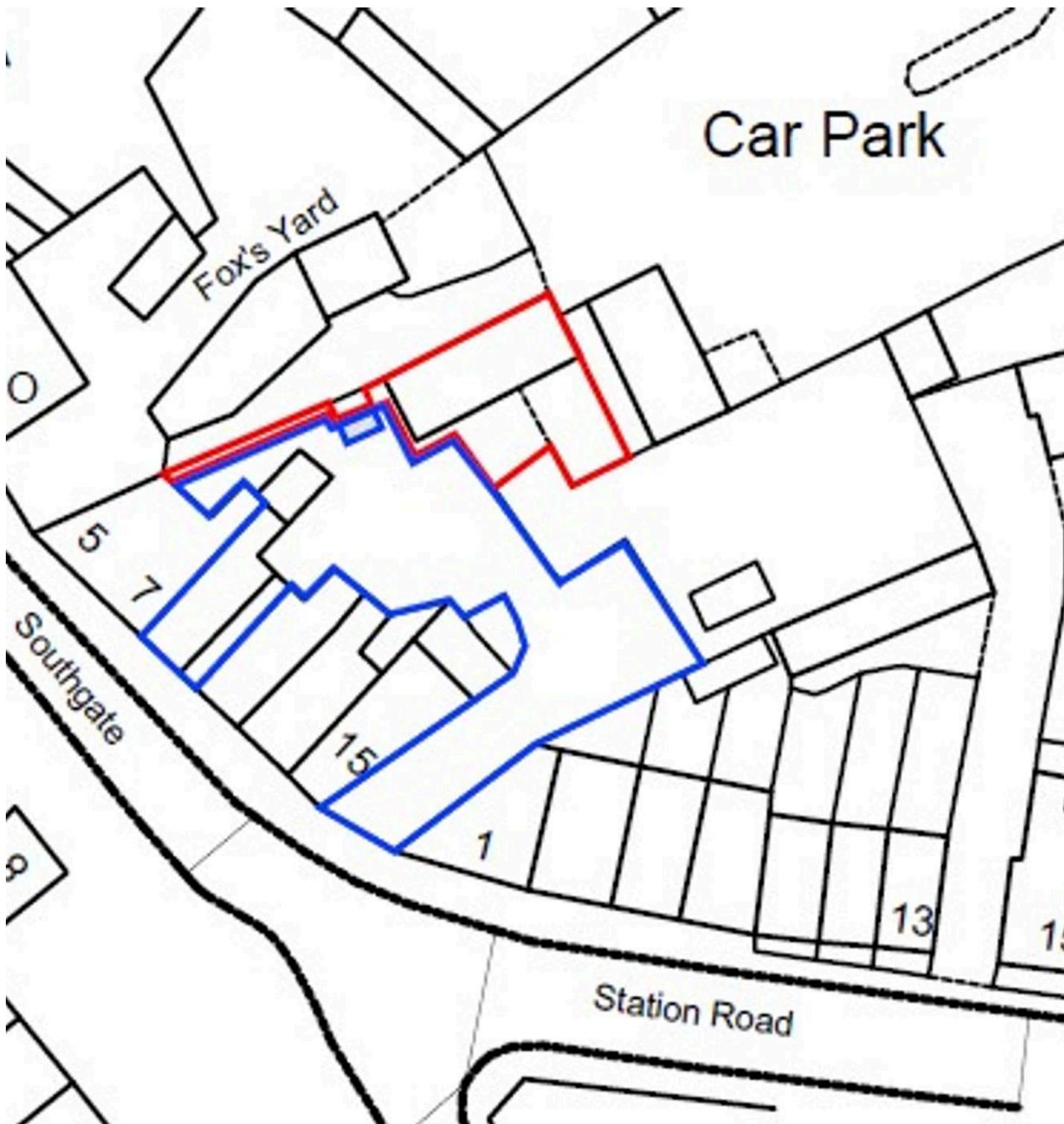




Land to Rear of, 9 Southgate, Eckington  
£80,000



## Land to Rear of, 9 Southgate

Eckington, Sheffield

Council Tax band: TBD

Tenure: Freehold

- Development Opportunity
- Planning Permission Granted
- Former Bakery
- Heart of Eckington
- Planning For Semi Detached Dwelling
- Each dwelling Two Bedrooms
- Each Dwelling Has A Court Yard Area
- Good Local Amenities, Transport Links and Schools



### Room 1

14' 9" x 13' 3" (4.49m x 4.04m)

A roller shutter provides access to the first part of the bakery (room 1) previously used as a dispatch area. It has a window and access to room 2.

### Room 2

14' 10" x 15' 1" (4.51m x 4.60m)

Room 2 has a window and situated off room 1, providing access to room 3.

### Room 3

14' 9" x 9' 3" (4.50m x 2.81m)

Room 3 is situated off room 2.

### Room 4

19' 3" x 19' 2" (5.88m x 5.84m)

Room 4 is a portacabin standing on its own and has its own entrance and two windows.

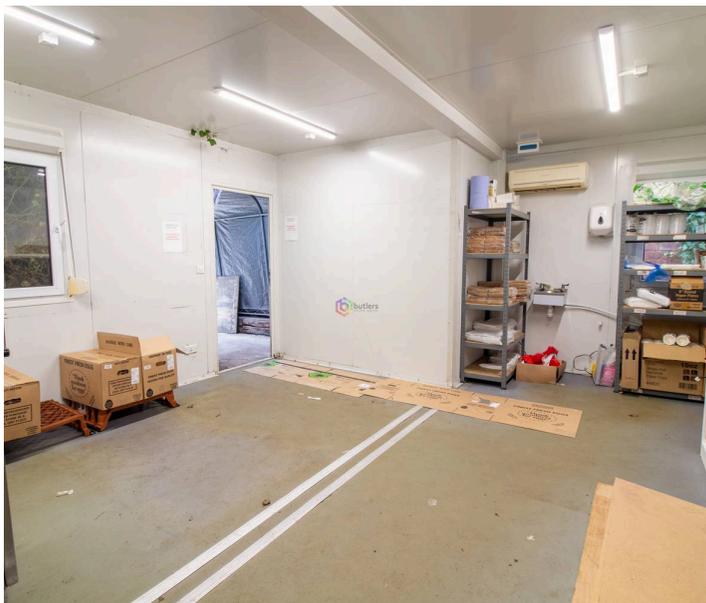
### WC

11' 5" x 3' 9" (3.48m x 1.14m)

The WC is situated within the footprint of room 4 Portacabin currently with a WC and wash hand basin.

### Yard

Access is situated off Southgate and the land is located to the rear of 9 Southgate, Eckington. The land currently has planning permission for a court yard to each dwelling.





## Butlers Estate Agents

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