

FOR SALE

White & Co

CHARTERED SURVEYORS

**MIXED RESIDENTIAL AND COMMUNITY
FACILITY WITH RESIDENTIAL
REDEVELOPMENT POTENTIAL.**

245 Hollinsend Road, Sheffield S12 2EE

330 Sq. M (3,553 Sq. Ft)



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DESCRIPTION

The property comprises a detached former Vicarage of some 1880's origins, which has been subsequently adapted for use as residential accommodation to the first floor and Church Rooms to the ground floor. Externally, there are landscaped garden areas and vehicle standing. The property may be utilised for its existing uses and is also considered to have redevelopment potential for residential use, subject to planning consent. Pre Application planning advice is available on request.

LOCATION

The property stands on Hollinsend Road, Gleadless and lies within a residential area. Gleadless is located approximately 4 miles south east of Sheffield City Centre and 11 miles north of Chesterfield Town Centre.

ACCOMMODATION

The ground floor is arranged to provide a series of meeting rooms, together with kitchen and amenity facilities, the first floor has separate access and is arranged to provide four bedrooms, with shared kitchen/living/dining rooms, with the first floor having been historically let to a Housing Association under a single tenancy. Floor Plans are available on request.

The Gross Internal Area (GIA) extends to approximately 330 Sq. M (3,553 Sq. Ft).

The overall site area extends to approximately 0.09 Ha (0.22 Acres).

TENURE

The property is freehold with vacant possession.



PLANNING

The property stands within an area within the jurisdiction of Sheffield City Council. The ground floor accommodation is understood to fall within Class F2 "Local Community" under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 and may be suitable for a range of uses within this Class. The first floor accommodation is understood to fall within Class C3 "Dwellinghouses" under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 and may be suitable for a range of uses within this Class. The property may have redevelopment potential for alternative use, subject to planning consent and Pre Application planning advice is available on request. Interested parties are advised to make their own enquiries and verifications in relation to planning aspects and must satisfy themselves in relation to any relevant planning considerations prior to submitting an offer.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is to be sold subject to and with the benefit of those rights of way, wayleaves and easements or quasi easements which might exist across the holding.

VIEWINGS

The property can be viewed externally, during daylight hours, with a copy of the agents marketing particulars in hand. For internal access please contact White & Co. Inspection, accompanied or otherwise, is at the parties own risk.



Subject to Contract. Please Note: These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but neither White & Co Property Advisory Limited nor the Vendor accept responsibility for any error they contain however caused and they are not intended to constitute part of an offer or contract. All areas quoted are approximate. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a representation or statement of fact, therefore intending purchasers must satisfy themselves by inspection or otherwise to their correctness. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order, nor that the property complies with current planning or other legislation. Neither White & Co Property Advisory Limited, nor any of their employees has any authority to make or give any further representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Plans are not to scale.