



**12b Fairbarn Road, Stannington, Sheffield, South Yorkshire,**  
**S6 5DD**  
Price Range £170,000

# 12b Fairbarn Road, Sheffield S6 5PP

\*\*\* PRICE GUIDE £170,000-£180,000\*\*\*

An exciting opportunity for either a self build enthusiast or professional builder to purchase a building plot with full planning permission granted (25/02724/FUL). Planning has been obtained for the erection of a four bedroom three storey executive home with associated parking. With an almost identical plot adjacent the owners are willing to sell individual plots or both together. Sitting on a roadside location amongst established residential housing. The site is close to excellent transport links and a wealth of amenities in Stannington and beyond.

The site can be viewed from the roadside.

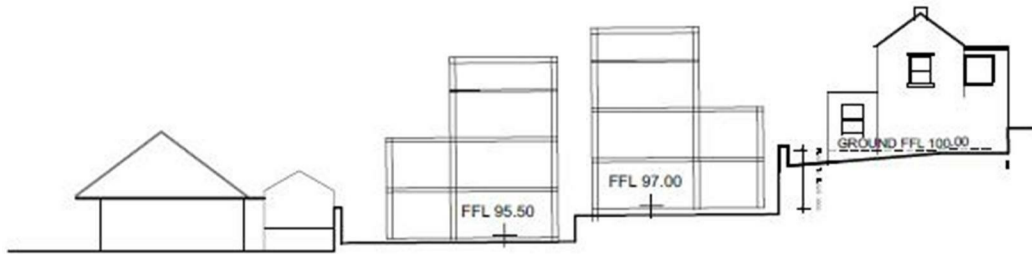
For further details regarding the site/planning contact our office.



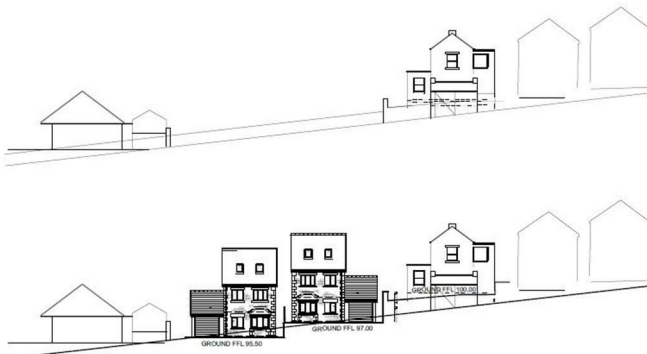
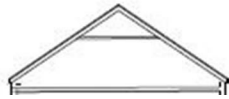
Council Tax Band:



SITE SECTION A-A - EXISTING



SITE SECTION A-A - PROPOSED







## Directions

## Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	