

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

# 12a Fairbarn Road, Sheffield S6 5PP

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

Andersons are excited to offer to the market is this fantastic opportunity for either a self-build enthusiast or professional builder to purchase a residential building plot with full planning permission granted (25/02724/FUL). Planning has been obtained for the erection of a three storey, four bedroom, three bathroom executive home with associated parking. With an almost identical plot adjacent the owners are willing to sell individual plots or both together. The plots sits on a roadside location amongst established residential housing. Located in the ever popular village of Stannington which is surrounded by beautiful countryside yet conveniently located close to excellent amenities including local shops, well regarded local schools, and public transport. There are a wide range of further amenities in Hillsborough including Supertram, supermarkets, parks and leisure centre.

The site can be viewed from the roadside.

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



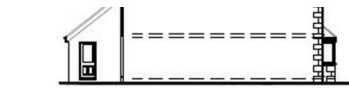
Council Tax Band:



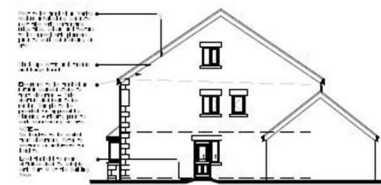
FRONT ELEVATION 1:50



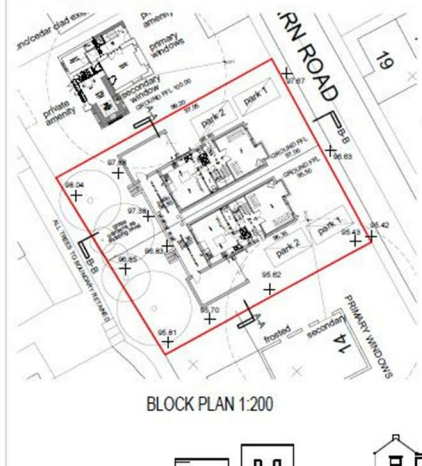
REAR ELEVATION 1:50



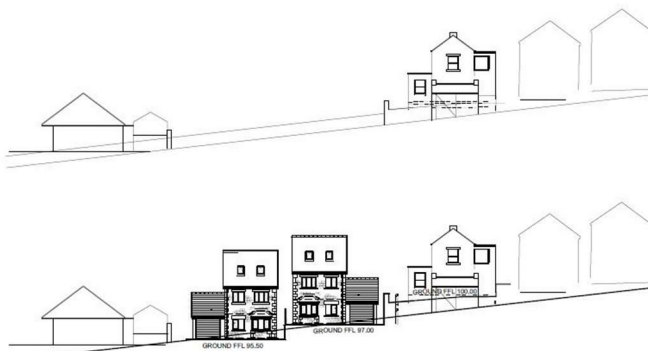
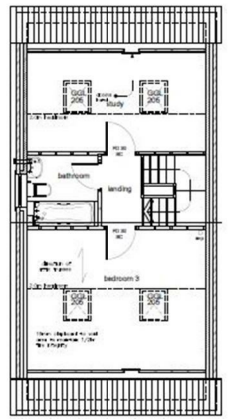
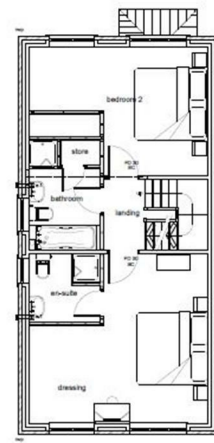
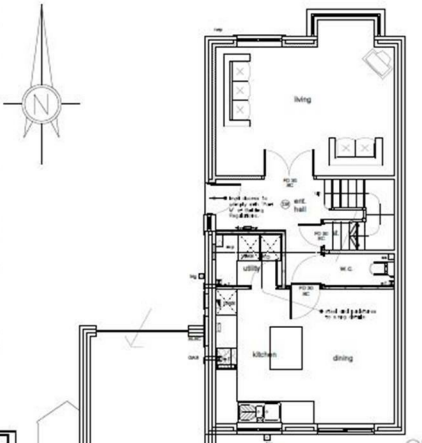
SIDE ELEVATION 1:100



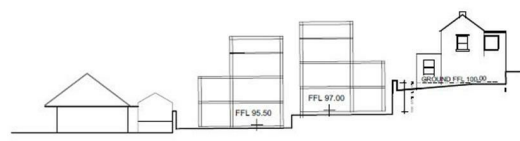
SIDE ELEVATION 1:100



BLOCK PLAN 1:200



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	