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For Sale

DEVELOPMENT SITE CLOSE TO SHEFFIELD CITY CENTRE
INNER RING ROAD

£1,000,000

Land Bounded By Penistone Road, St Philip's Road,
& Montgomery Terrace Road, Sheffield, S3 7JX

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- Freehold site offered with vacant possession
- Prominent gateway site considered suitable for a substantial development
- Located close to numerous development schemes
- Short distance from Sheffield City Centre and Kelham Island
- Of interest to residential and commercial developers



Location

The land is situated between St Philip's Road and Montgomery Terrace Road, directly overlooking Penistone Road (A61). The inner ring road (A61) is a short distance away (approximately 200m), with Sheffield City Centre as well as the main campus for the University of Sheffield less than one mile away. Vehicular access on to the site is via either St Philip's Road or Montgomery Terrace Road.

The location continues to undergo significant redevelopment, from historically industrial uses to contemporary residential, retail, leisure and business use. The Kelham Island area which borders to the east has undergone particularly significant change, and is now host to growing mix of restaurants, cafes, bars, events and commercial uses.

To the west and almost directly opposite the site, across Infirmary Road, is a Tesco Superstore Supermarket.

Viewings

For further information or viewings, please contact:

Francois Neyerlin at SMC

Telephone: 0114 281 2183

Email: francois.neyerlin@smccommercial.co.uk

All viewings should be arranged by appointment through the agent.

Description / Site

The property comprises a largely regular shaped site of 0.535 acres (0.216 hectares), with an obtuse frontage along Penistone Road. We have measured the site via digital mapping.

There are currently a number of traditional low scale workshops and stores located on the site, with the rest of the site providing storage land, vehicular parking and advertising hoardings.

All occupiers are subject to short term leases which are excluded from the Landlord and Tenant 1954 Act.

Planning

According to the Unitary Development Plan (UDP), this site is located in the 'Fringe Industry and Business Area.' The area has since been proposed as a 'Flexible Use Area,' in the more recent Core Strategy, although informal discussions with the Local Authority have indicated, given the very high profile location, a substantial high quality scheme would be preferred in this location.

In our opinion the property offers an exciting development opportunity given its gateway location and proximity to other major recent developments.

We advise prospective purchasers to make their own enquiries and take professional advice.

Tenure

The property will be sold on freehold basis with vacant possession. Further details are available by request.

Price

Offers invited in the region of £1,000,000.

Method of Sale

Offers are sought on an unconditional or conditional (subject to planning) basis. Please enquire for further information.

Legal

Each party to bear their own legal costs incurred in this transaction.

Business Rates

Further information is available upon request.

Energy Performance Certificate

EPC exempt – Due for demolition

Viewing

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