



SMC
Brownill
Vickers

For Sale

Income producing Industrial site with Residential
Development Potential located in the Deepcar area
of South Yorkshire

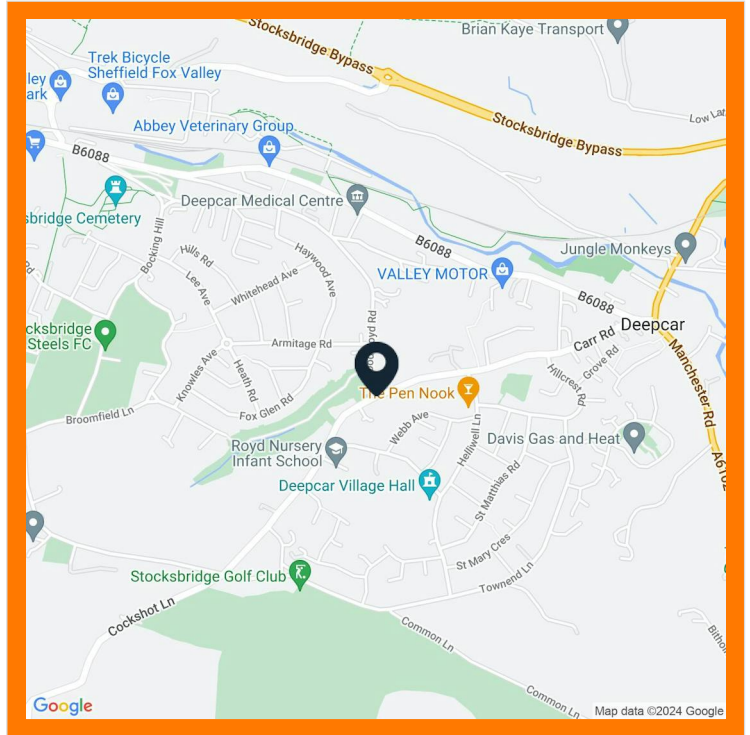
£950,000

Glen Works, Carr Road, Deepcar, S36 2NR

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- Freehold site (4.11 acres) consisting of workshops and storage land / yard space
- Let to tenants on contracted out leases & producing a gross income of £81,500 pa
- Potential for residential development (STP)
- Located in Deepcar village, close to Stocksbridge & 7 miles north Sheffield city centre
- Located within an area undergoing significant regeneration
- Opportunity for accessible onsite Biodiversity Net Gain (BNG) initiatives



Description

The property comprises of a collection of workshops and storage land / yard space setback from Carr Road. There are five workshops within the site of brick construction with metal profile cladding. There is one relatively large workshop which is split and then three further smaller workshops. The workshops are occupied by tenants undertaking light engineering activities.

The land is generally level although irregular shaped with a mix of boundaries including vegetation, stone boundary wall, and fencing. There is approximately 1 acre of mixed deciduous woodland and semi improved grassland, which may provide opportunities for accessible onsite Biodiversity Net Gain (BNG) initiatives. The current entrance in and out of the site is via Carr Road. The site was at one time used as a brickyard and has been in industrial / light industrial use for an extended period time.

The property comprises a site of approximately 4.11 acres (1.663 hectares).

Location

The property is located off Carr Road in the Deepcar area of north Sheffield. Carr Road links Deepcar to Bolsterstone and can be accessed off Manchester Road. The location is a short distance from the Stocksbridge Bypass (A616) which links to the M1 Junction 36 (via the A61). Sheffield city centre is linked via Manchester Road via Oughtibridge and Hillsborough. Sheffield city centre is approximately 7 miles away.

The immediate area is mainly residential with a mix of residential types including detached, semi-detached, terraced and flats within the area. The main retailing area is Stocksbridge town centre / Fox Valley Shopping Park and is approximately 1 mile away. The area is relatively rural with areas of fields and woodland within a short distance.

The area is considered an increasingly attractive / improving suburban location with new investment in the area over the past decade including Fox Valley Shopping Park, Stocksbridge Town Fund, and various new residential developments in Sheffield's northern outskirts.

Tenancies

The property is currently generating an approximate gross income of £81,500 pa. The agreement are subject to leases until April / May 2027 and are excluded from the Landlord and Tenant 1954 Act. Further details are available by request.

Planning

The property benefits from an established industrial use. The property is not listed and not within a conservation area.

According to the Sheffield Local Plan, which includes Sheffield Core Strategy and policies from the Sheffield Unitary Development Plan, the site falls within mainly a housing area.

In our opinion the property offers potential as a development opportunity for residential use. We advise prospective purchasers to make their own enquiries and take professional advice.

Tenure

The property is held on a freehold basis.

Price

£950,000. The property is not elected for VAT, and it is intended that the sale will be treated as a Transfer of a Going Concern (TOGC).

Method of Sale

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

Further Information

Further information is available on request including a planning statement, title information, Phase 1 Geo Environmental report, etc.

Business Rates

Rateable Value of £31,000

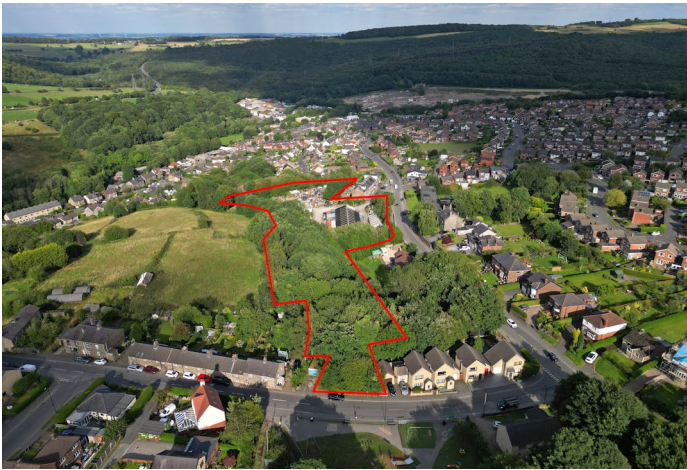
Energy Performance Certificate

Upon Enquiry

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RevNo	Revision note	Date	Signature	Checked
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Deepcar



SITE PLAN 1:1000

Leica TCR705 / Leica Geo Office Tools		Example	
Point ID	Position or point measured	12	
Coordinates	Values given to relate to the OS grid (if required)	98,456;116,415	
Height	Value given above sea level (if required)	100.032	
Stations	Specific control points within data capture	STN A	
Code prop	Name specific to a point which is recognised when processing	BRICK W	
The survey is carried out to an arbitrary grid and datum unless otherwise specified			
 ROWLEY SURVEYING		Itemref	Quantity
		Surveyed by	Checked by
TOPOGRAPHICAL SURVEYS & BUILDING MEASUREMENT		TIM-ROWLEY	TIM-ROWLEY
		Approved by - date	File name
		12 Forge Road	LAND_SITUATED_AT_OAKWOOD
		Wales	CARR_ROAD_DEEPCAR_SHEFFIELD
Sheffield		Topographical	A3-03
		Building	
S26 SRS		Measurement	
		PCO CAA	
07594		Approved	
		093398	
		Article No./Reference	Edition
			01
		Date	Scale
		APRIL_2024	1:1000