

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

**T 0114 272 3888**

Hawk Works, 105A Mary Street, Sheffield S1 4RT

# **For Sale** (Short Term Let Available)

**Land Adjacent 125 Station Road, Woodhouse,  
Sheffield S13 7RF**



- **Development Opportunity**
- **Previous Outline Consent On Larger Site for Residential**
- **Site Area – Approx 0.34 acres**
- **Popular Location Close to Train Station & Shops**
- **Freehold for Sale**
- **Short Term Let Available**

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## LOCATION

The site occupies a prominent position fronting onto Station Road (B6064) in the Woodhouse area of Sheffield.

Station Road is around one mile from the A57, which is one of the main arterial routes from the east side of Sheffield into Sheffield city centre, approximately 6 miles to the west. Access to junction 31 of the M1 is only a ten minute drive, via the A57.

The area is predominantly residential, with Brunswick Community Primary School only a short walk away. There are also various local amenities running along Beighton Road, which lies at the top of Station Road.

## DESCRIPTION

The subject site is shown outlined red above. It is roughly rectangular, sloping slightly to the rear.

## ACCOMMODATION (All areas being approximate)

<b>Site Area</b>	<b>0.34 acres</b>	<b>0.14 ha</b>
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## PLANNING

The site is located within a Housing Area as allocated in the Sheffield Unitary Development Plan with housing as the preferred development type.

There was previously outline consent for the larger site for the erection of 6 dwelling houses which was granted on 25<sup>th</sup> October 2019

A copy of this planning application, including the Decision Notice, can be found on Sheffield Council's Planning website [here](#)

The planning reference is – 19/01613/OUT

This scheme provided for 6 x 3 bed houses with parking.

A purchaser may wish to prepare their own scheme to suit their own requirements.

## TENURE

The site is held Freehold title number SYK394463, which also encompasses the convenience store to the front. The title will be split.

## MONEY LAUNDERING

To comply with Money Laundering Regulations, purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

## PRICE

Offers in the region of **£140,000** are invited for the benefit of the freehold interest. Both unconditional offers and offers conditional upon planning will be considered.

## LEASE

Alternatively, a lease of the site will be considered. The site is considered suitable for a car wash and water pipes are in place and drainage available.

Further details on request.

## VAT

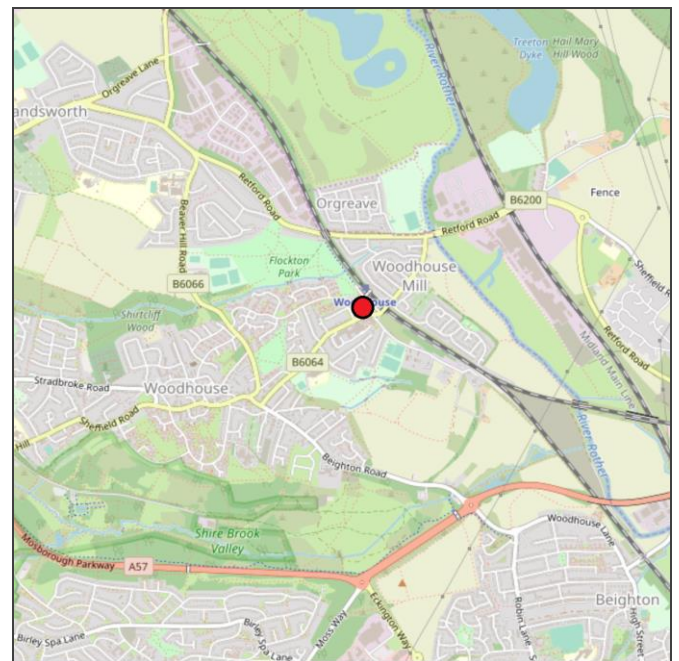
VAT will **NOT** be charged.

## LEGAL COSTS

Each party are to be responsible for the payment of their own legal fees in connection with this transaction.

## VIEWING ARRANGEMENTS

The site can be easily viewed from the roadside. Any further information, can be obtained from Mark Holmes at Crosthwaite Commercial on 0114 272 3888 or email [mark@crosthwaitecommercial.com](mailto:mark@crosthwaitecommercial.com)



**SUBJECT TO CONTRACT & AVAILABILITY**  
**Revised October 2020**