

FOR SALE

LAND – 0.45 ACRES (0.18 HECTARES)
Land At Allen Street, Sheffield, South Yorkshire, S3 7AW

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Price | On Application

DESCRIPTION

An opportunity to obtain a development site with outline planning approval for a residential-led mixed-use system in the central location of St Vincent's Quarter.

The suggested project includes 10 townhouses with ancillary living / work room, a 6-story apartment block, with current plans currently displaying 31 flats and B1 office space in the form of business incubation units. The application was made in outline, with all the issues reserved, and therefore the drawings submitted are indicative and to set parameters only, such as the development mix, the layout of the buildings and the height of the buildings.

LOCATION

The property is situated at the intersection where Allen Street meets Smithfield in the St Vincent close to Sheffield City Centre. This region has undergone significant regeneration in latest years, which is set to proceed as the planning policy seeks to consolidate and reinforce the features of the region by encouraging a mixed business, residential and educational use and establishing the immediate area Central Housing Area. Kelham Island is situated a short distance from the site (just across the A61) and is an up and coming location for urban living. The city centre is approximately a 10-minute walk away.

ACCOMMODATION (GIA)

	ACRES	HECTARES
Site	0.45	0.18

PRICE

On application.

PLANNING

An outline planning consent (Ref: 18/00471/OUT, all matters reserved) was granted in May 2018 for the demolition of the existing buildings and erection of 10 dwelling houses with ancillary live/work space and apartment block (maximum 6-storeys, Use Class C3) and 380 sq m office space (Use Class B1).

A copy of the notice, supporting planning statement and all supplementary documents are available upon request.

RATES

We would recommend that interested parties make their own enquiries with the Local Authority.

VAT

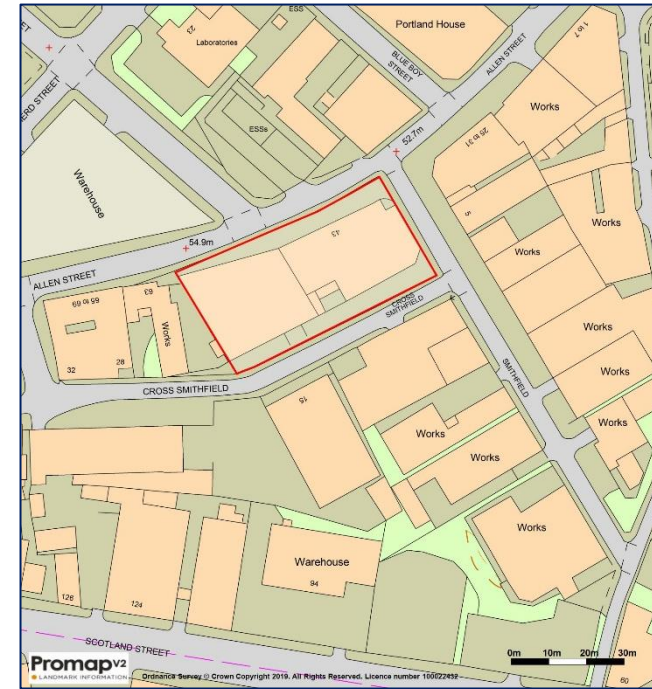
We understand that VAT is not applicable however we encourage buyers to carry out their own enquiries.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

N/A.



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