

Property Consultants



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

For Sale

340 Lydgate Lane, Sheffield S10 5FU



- Rare Residential Development Opportunity In Crosspool
- Full Planning Permission for Five Dwellings
- Three Two-Bed Apartments and Two, Two-Bed Semi-Detached Town Houses with Undercroft Car Parking
- Site Area – Approximately 0.11 Acres
- Desirable Residential Location in S10
- Freehold For Sale – Quoting £595,000

www.crosthwaitecommercial.com

LOCATION

The site is located on the north side of Lydgate Lane, at its junction with Manchester Road (A57), in the popular suburb of Crosspool in Sheffield.

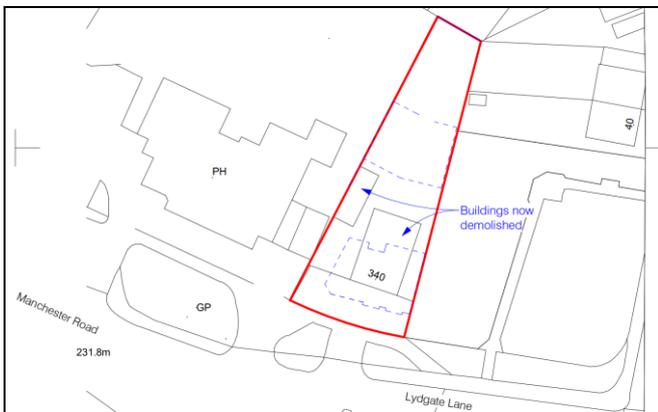
Crosspool itself is an affluent, predominantly residential, area in the sought after S10 postcode.

There are a plethora of amenities on the doorstep such as Tesco Express, The Crosspool Tavern, Spar incorporating the Post Office and several local occupiers including Roses The Baker's, Papa Ciccio's and Green Cross Pharmacy amongst many others.

The site is also well located in the catchment area for a number of good schools which has always been a contributing factor to house prices remaining strong in the location.

DESCRIPTION

The site fronts Lydgate Lane / Manchester Road next to the Crosspool Tavern Public House and extends to approximately 0.11 acres.



PLANNING

Full planning consent was granted on 25th November 2020 for the 'the erection of five apartments in 2 x 3 storey blocks, Block A with covered parking and Block B with undercroft parking' although, in essence, Block B comprises two semi-detached town houses.

A copy of this planning application, including the Decision Notice, can be found on Sheffield Council's Planning website at –

https://planningapps.sheffield.gov.uk/online-applications/files/A164D359A34D98F96C59414C7578C196/pdf/20_02148_FUL--1656847.pdf

The planning reference is – Ref 20/02148/FUL.

Purchasers are advised to make their own planning enquiries and take professional advice.

PRICE

We are quoting **£595,000** for the benefit of the freehold interest.

TENURE

The site is held freehold title number SYK53906.

JOINT VENTURE

The owner would consider a joint venture with an appropriate party, any proposals welcome.

VAT

The site is elected for VAT.

MONEY LAUNDERING

In order 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.

LEGAL COSTS

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

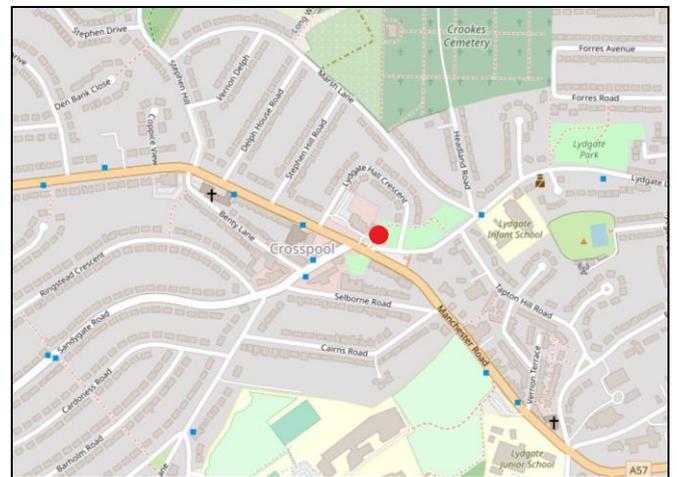
VIEWING ARRANGEMENTS

The site can be easily viewed from the roadside. Any further information can be obtained from the sole agent detailed below.

Tom Shelton – Crosthwaite Commercial

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SUBJECT TO CONTRACT & AVAILABILITY
Updated August 2022