

Property Consultants



T 0114 272 3888

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

For Sale

The Plough Inn, 288 Sandygate Road, Sheffield S10 5SE



CHURCH OF ST. FRANCIS OF ASSISI

- **Rare Residential Development Opportunity In Sandygate**
- **Full Planning Permission for 8 Dwellings**
- **Site Area – Approx 0.32 acres**
- **Desirable Residential Location**
- **Freehold For Sale – Offers in the Region of £2,200,000**

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LOCATION

Prominently located opposite Hallam F.C. the world's oldest football ground. The site fronts Sandygate Road in Crosspool some 3 miles to the west of Sheffield city centre.

The area is predominantly residential in nature, with the Crosspool district shopping centre around 0.5 miles to the east where a number of pubs, restaurants and shops are situated. The site is close to Manchester Road (A57) which leads directly into the Peak District National Park.

DESCRIPTION

The site is a former public house comprising some 0.32 acres in total. The land is generally rectangular with a frontage to Sandygate Road with a return frontage to St Francis Close.



PLANNING

Full planning consent was granted on 3rd December 2021 for the erection of 8 dwelling houses including the demolition of existing public house.

A copy of this planning application, including the Decision Notice, can be found on Sheffield Council's Planning website at – <http://publicaccess.sheffield.gov.uk/online-applications/>

The planning reference is – Ref 19/02130/FUL

This scheme provided for 8 x 3 bed contemporary dwellings with undercroft parking and associated landscaping.

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

PRICE

Offers in the region of **£2,200,000** are invited for the benefit of the freehold interest.

TENURE

The site is held freehold title number SYK658265. The property will be sold with vacant possession.

VAT

VAT will **NOT** be charged on the sale of the property.

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.

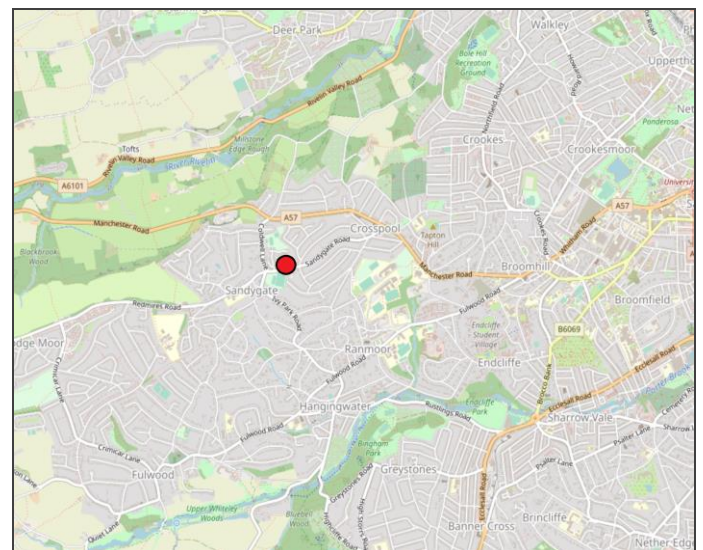
VIEWING ARRANGEMENTS

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

Mark Holmes – Crosthwaite Commercial

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SUBJECT TO CONTRACT & AVAILABILITY

May 2022