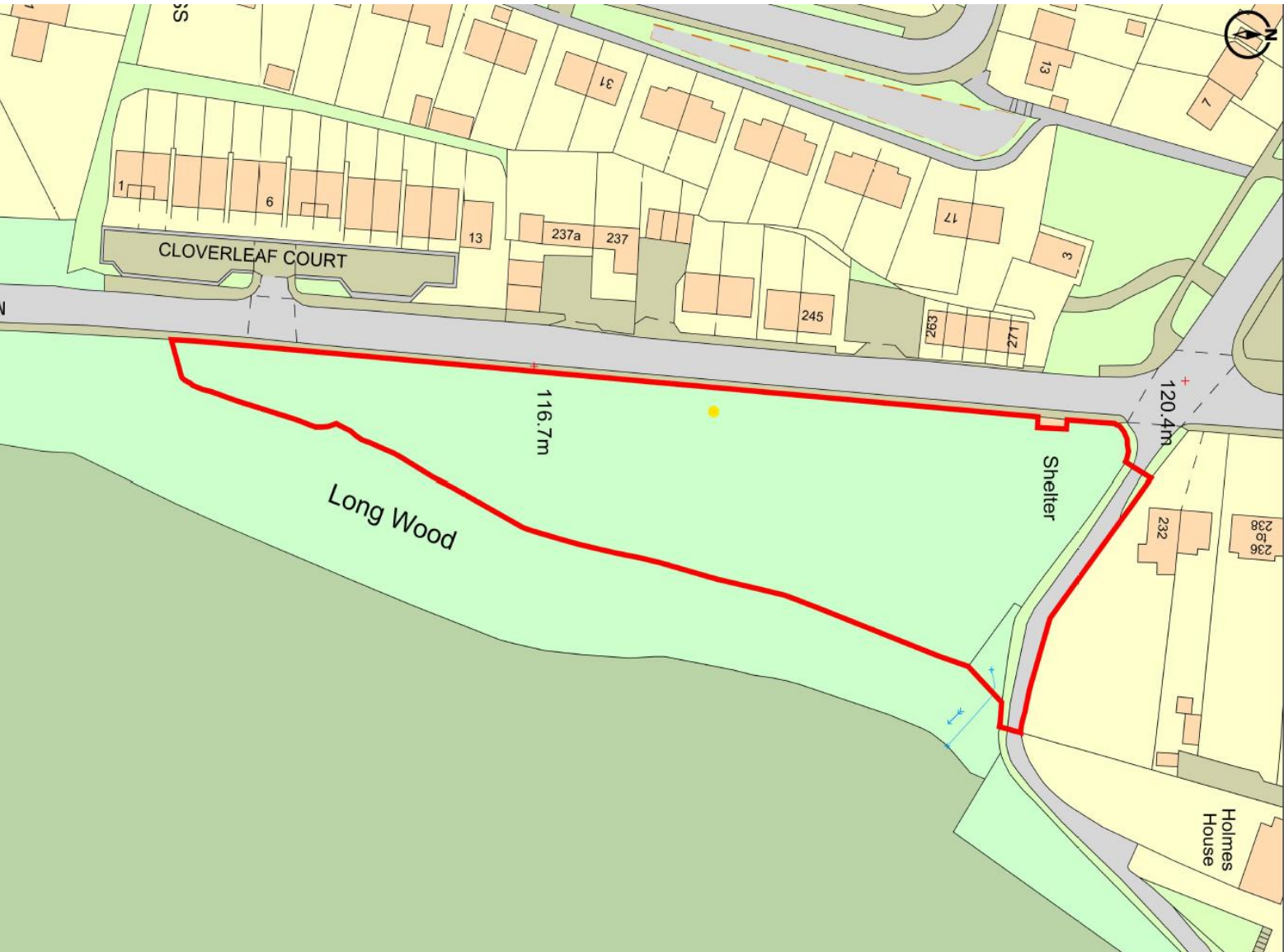




For Sale

Land on the East Side of Main Road, Wharncliffe Side,
Sheffield S35



- Land at Wharncliffe Side
- Site Extends to Approximately 1.51 Acres (0.61 Hectares)
- Frontage to Main Road
- Freehold Site
- Quoting £95,000
- Vacant Possession - Available Immediately



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

LOCATION

The site is located off Main Road, at Wharnccliffe Side, North Sheffield. This is a predominantly residential area with some industrial and retail uses in nearby Stocksbridge.

Main Road (A6102) is the main arterial route that connects Hillsborough to Stocksbridge and passes through Oughtibridge and Wharnccliffe Side. It provides access onto the Stocksbridge Bypass (A616) which results in access to junction 36 of the M1 motorway, approximately 6 miles to the north east. The site is located approximately 7 miles north west of Sheffield City Centre.

DESCRIPTION

This is an agricultural/forestry piece of land extending to approximately 1.51 acres. The land is predominantly flat, with a slight downward slope towards the east side of the site.

The site is situated within the greenbelt.

ACCOMMODATION

(All areas are approximate)

1.51 Acres

0.61 Hectares



TITLE INFORMATION

The site is held Freehold under Title Number SYK676916.

PRICE

Offers in the region of **£95,000** are invited for the benefit of the Freehold.

PLANNING

The land is allocated as greenbelt in the adopted Sheffield Plan.

Interested parties are invited to make their own enquires with Sheffield City Council.

LEGAL COSTS

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

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.

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

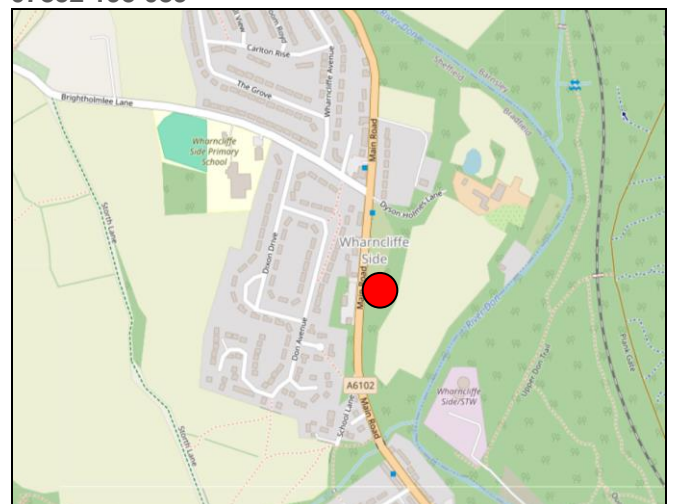
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SUBJECT TO CONTRACT AND AVAILABILITY September 2024