

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

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

# For Sale

Land at Trippet Lane, Sheffield, S1 4EL



- Site Area of 0.06 Acres/0.03 Hectares
- Situated in St Georges Quarter of Sheffield City Centre
- Planning Permission Granted for a 7 Storey Building
- Mixed Use Development Comprising 63 Student Beds
- Excellent Public Transport Links
- Prominent Position Fronting Trippet Lane
- Freehold Site – For Sale

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## LOCATION

The site is located to the north of Trippet Lane, in the St George quarter of central Sheffield. The site is located 0.7 miles north east of Sheffield train station, providing direct services to Leeds, Manchester and London. The nearest airport is Sheffield airport 4.8 miles to the north east. The nearest bus stop is approx.. 350 ft south from site. The nearest Tram stop to the site is the Cathedral tram stop. 0.4 miles east to the site.

Sheffield itself has a large student population with over 60,000 students, with 14% of the population of Sheffield being full time students, 24% of this demographic being international students. The University of Sheffield is a top 100 university with Sheffield Hallam being the 14th biggest University in the UK as of 2024.

## DESCRIPTION

A recently demolished, brownfield urban site measuring approximately 0.06 acres / 0.03 hectares. The site is held freehold under title number SYK88979. An industrial unit (Flame Hardeners Ltd) is situated to the north of the site, to the East is the Grapes public house and the Trippets Lounge Bar is situated opposite to the south. To the west is Prestige Steelworks student accommodation.

## ACCOMMODATION SCHEDULE

Below is an accommodation schedule for the proposed development

<b>Basement</b>	615 Sq Ft	57.2 sq m
<b>Commercial</b>	883 Sq Ft	82.1 sq m
<b>Ground Floor</b>	687 Sq Ft	63.9 sq m
<b>1<sup>st</sup> Floor</b>	1,404 Sq Ft	130.5 sq m
<b>2<sup>nd</sup> Floor</b>	1,404 Sq Ft	130.5 sq m
<b>3<sup>rd</sup> Floor</b>	1,404 Sq Ft	130.5 sq m
<b>4<sup>th</sup> Floor</b>	1,404 Sq Ft	130.5 sq m
<b>5<sup>th</sup> Floor</b>	1,404 Sq Ft	130.5 sq m
<b>6<sup>th</sup> Floor</b>	1,136 Sq Ft	105.6 sq m
<b>Total</b>	<b>10,347 sq ft</b>	<b>961.3 sq m</b>

The site extends to 0.06 Acres.

## PLANNING

The site benefits from a full planning consent for the erection of a 7 storey (plus basement) mixed use development, comprising 63 no. student bedrooms in 13 clusters over 6 storeys with commercial use on ground/lower ground floor and cycle storage (ref: 18/00386/FUL). The existing building has been demolished and we understand that the consent is considered to be implemented by Sheffield Council.

## PRICE

Offers over **£400,000** invited.

We are seeking offers on an unconditional basis or subject to full planning consent for an alternative use to the existing consent that has been granted.

## EXISTING WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The site is to be sold subject to and with the benefit of all wayleaves, easements and rights of way whether or not mentioned in these particulars.

## LEGAL COSTS

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

## MONEY LAUNDERING

In order to comply with Money Laundering Regulations, interested parties will be required to provide identification documentation.

## VIEWING ARRANGEMENTS

Viewing of the site can be obtained from the corner of Trippet Lane/Bailey Lane; however, should you wish to walk the internal boundaries. Please contact:

**Mark Holmes - Crosthwaite Commercial**

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**07738 275 226**



SUBJECT TO CONTRACT & AVAILABILITY

Updated January 2025