

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

For Sale

Land at Green Lane, Ecclesfield, Sheffield, S35 9WY



- Residential Development Opportunity
- Potential for 7 Dwellinghouses or 4 Semis & 9 Apartments
- Site Area – Approx 0.46 acres
- Popular Residential Location
- Freehold For Sale

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LOCATION

The site is located on Green Lane in the Ecclesfield area to the North of Sheffield. The property is located 5 miles north of Sheffield City Centre and provides access to both J35 and J34 of the M1, located around 2 miles from each junction.

There are also various local amenities running along The Common, which lies at the top of Green Lane.

DESCRIPTION

This is a roughly rectangular site which currently houses dilapidated changing rooms.

The site is broadly level and has good frontage to Green Lane

Access from Green Lane will be shared with the existing sports club.

ACCOMMODATION

Site Area **0.46 acres** **0.19 ha**

PLANNING

The site is located within a Housing Area as allocated in the Sheffield Unitary Development Plan with housing as the preferred development type.

Planning was rejected for 7 Dwellinghouses ref [25/00070/FUL](#) Based on design of the proposed scheme rather than proposed use.

DEVELOPMENT POTENTIAL

A potential residential layout scheme has been produced showing –

- 4 x 3 bed semi-detached houses
- 9 x 2 bed apartments.

A purchaser may wish to prepare their own scheme to suit their own requirements.



TENURE

The site is held freehold title number SYK25499 which also encompasses the Civil Sports Club. The title will be split with a right of vehicular access granted over the access from Green Lane.

PRICE

Offers in the region of **£275,000** are invited for the benefit of the freehold interest. Both unconditional offers and offers conditional upon planning will be considered.

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.

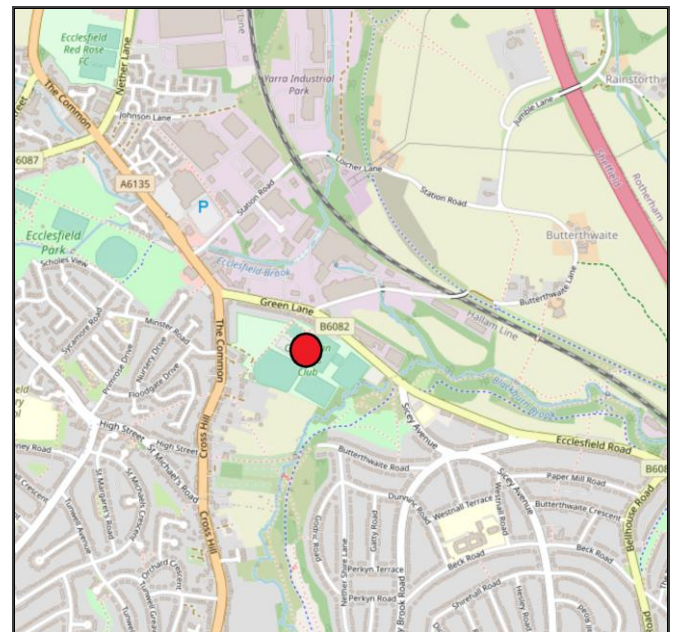
VIEWING ARRANGEMENTS

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

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SUBJECT TO CONTRACT & AVAILABILITY

March 2026