

For Sale



**Hoyle Street,
Sheffield**
**c.2.5 acres
(c.1.01 ha).**
Freehold Site
Consented Planning
for 923 Residential
Unit Scheme



Location

The site occupies a prominent position on Hoyle Street, on the north-western edge of Sheffield City Centre, close to the Furnace Hill Conservation Area and the Shalesmoor district. The site benefits from direct frontage to Hoyle Street, one of the principal arterial routes into the city, and is positioned close to Meadow Street, providing an important connection between Upperthorpe, Kelham Island and the city centre.

The location is highly accessible by public transport, with Supertram, bus and cycle routes available nearby. Sheffield city centre, the University of Sheffield and Sheffield Hallam University are all within convenient walking distance, making the site well suited to both private rented residential and purpose-built student accommodation. The surrounding area has experienced significant regeneration and includes a growing concentration of residential, student accommodation, leisure and city-centre amenities.

Description

The property comprises the former HSBC office site at 79 Hoyle Street, Sheffield, extending around the historic Doncaster Street Cementation Furnace. The site offers a significant residential-led regeneration opportunity in a gateway location to Sheffield City Centre.

A defining feature of the scheme is the Grade II Listed Cementation Furnace, which is also a Scheduled Ancient Monument. The approved proposals place this important heritage asset at the heart of the development, incorporating it within landscaped communal space and a new pedestrian route through the site.

The consented development is arranged in separate PRS and PBSA blocks, divided by a central pedestrian boulevard, with ancillary ground-floor commercial/retail accommodation, landscaped public realm, resident amenity areas, cycle provision and associated servicing.

The consent has been implemented for the PBSA element of the site with piled foundations and ground beams having been installed.

Development Highlights

- Prime Sheffield City Centre regeneration opportunity
- Freehold, c.2.5-acre (c.1.01 ha) cleared site with vacant possession
- Single detailed planning consent (ref. 19/02186/FUL) for 260 PRS apartments and 663 PBSA bedrooms - 923 units in total
- Grade II Listed Cementation Furnace / Scheduled Ancient Monument at the heart of the approved masterplan
- Walking distance to both the University of Sheffield and Sheffield Hallam University
- Adjacent to Kelham Island and Sheffield City Centre
- Excellent public transport connectivity — Supertram, bus and cycle routes
- Piled foundations and ground beams already installed to the 663-bedroom PBSA element





Planning

The site benefits from an planning consent granted by Sheffield City Council under reference 19/02186/FUL for a residential-led, mixed-tenure scheme comprising a total of 923 units, arranged as follows:

Private Rented Sector (PRS) — 260 apartments

- 31 studio apartments
- 149 one-bedroom apartments
- 74 two-bedroom apartments
- 6 two-bedroom maisonettes
- Approximately 17,284 sq m Gross Internal Area (excluding car parking)
- High-quality landscaped communal courtyard centred around the retained Grade II Listed Cementation Furnace
- Dedicated resident amenity space, cycle parking and associated servicing, designed to create a high-quality Build-to-Rent community

Purpose Built Student Accommodation (PBSA) — 663 bedrooms

- Planning implemented
- A mix of cluster flats and townhouse-style accommodation
- Approximately 17,783 sq m Gross Internal Area
- Includes approximately 256 sq m of ground-floor commercial space
- High-quality communal amenity areas and landscaped public realm
- Within walking distance of both the University of Sheffield and Sheffield Hallam University

The PRS and PBSA elements are arranged in separate blocks divided by a central pedestrian boulevard, with the retained Cementation Furnace set within a landscaped communal courtyard and a new pedestrian route through the scheme.



The Sheffield Build-to-Rent Market

Sheffield is one of the UK's largest cities and a maturing regional Build-to-Rent market. Sustained population and employment growth in the city centre, combined with a structural undersupply of high-quality rental homes, has driven strong occupier demand and rental growth across the professionally managed rented sector.

The city has seen significant institutional interest in Build-to-Rent, with a growing pipeline of schemes concentrated in and around the city centre, Kelham Island and the Riverside corridor — the immediate context for Hoyle Street. Delivered BTR stock in Sheffield has consistently demonstrated strong lease-up rates and rental performance, supported by a young, growing renter demographic and relative affordability compared with other core UK cities

Demand-side fundamentals are underpinned by two major universities. The University of Sheffield and Sheffield Hallam University together host approximately 60,000 students sustaining both direct PBSA demand and a broader pool of graduate renters who remain in the city.

This dual demand profile is precisely what the consented scheme is designed to capture, offering a purchaser the flexibility to weight delivery towards Build-to-Rent or student accommodation according to market conditions.

The site's gateway location, immediate proximity to Kelham Island's amenity offer and walkability to both universities and the professional core position it strongly to meet continued demand across both tenures.

Terms & Further Information

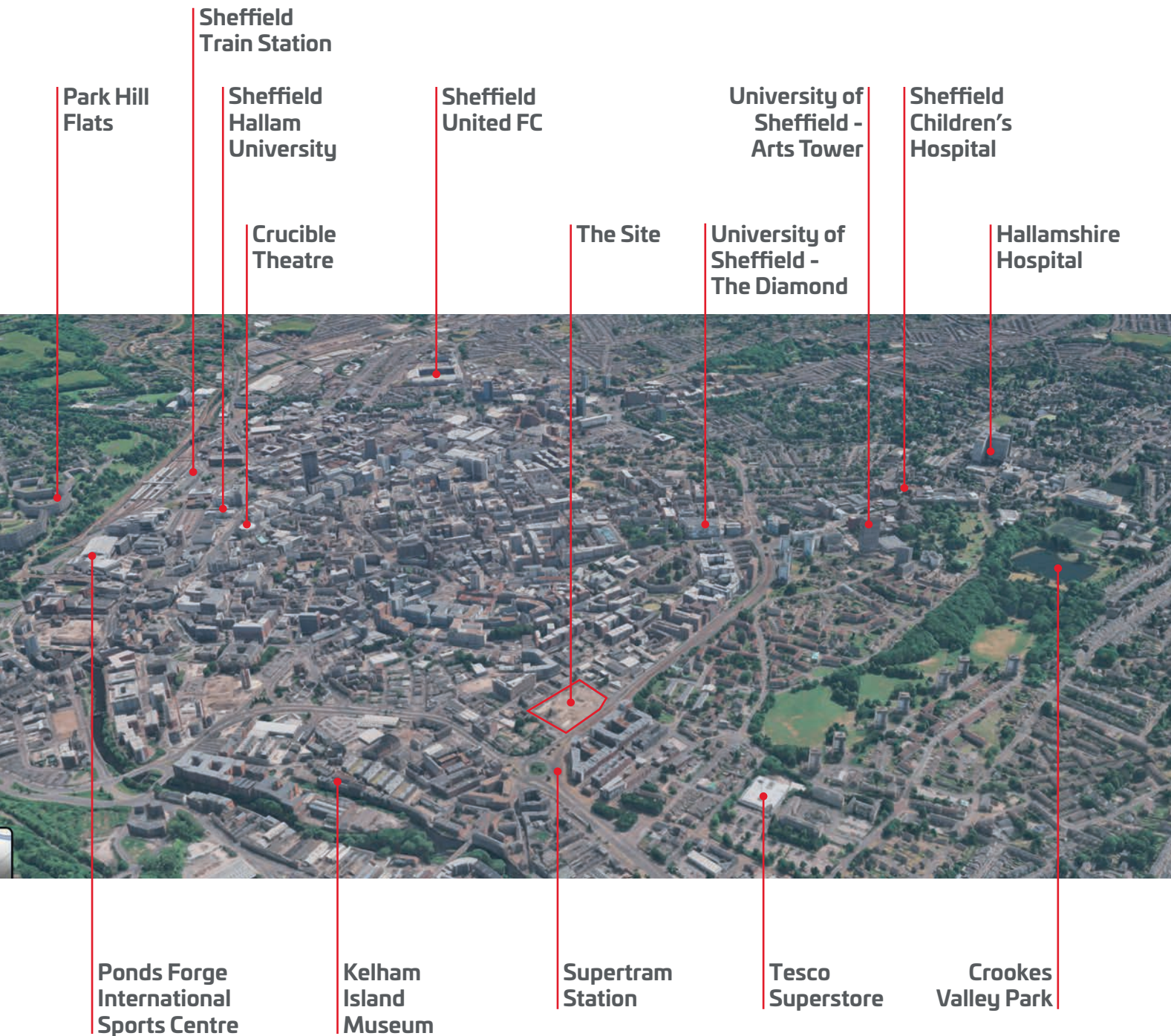
Tenure Freehold, offered with vacant possession.

Proposal Price on Application.

VAT The property has been elected for VAT.

Technical Data Room A comprehensive technical data room is available to interested parties on request, containing the planning consent and approved drawings, title information and supporting technical reports.





Viewing Arrangements

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below:

Mark Holmes - Crosthwaite Commercial
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07738 275 226

Charlie Appleyard - Crosthwaite Commercial
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July 2026