

RESIDENTIAL DEVELOPMENT LAND - FOR SALE (SUBJECT TO PLANNING CONSENT)



LAND OFF PRINCE OF WALES ROAD, MANOR, SHEFFIELD S2 1BQ

Price: £1,100,000

Size: 2.72 acres (1.1 hectares)

- Direct access from Fairfax Road, Harborough Road and Hæstilar Road.
- Allocated for housing use in the local plan.
- Freehold residential development site.

LOCATION

The property is situated to the east side of Prince of Wales Road. Access is from either Fairfax Road, Harborough Road or Hastilar Road.

Manor is approximately 2 miles south east of Sheffield City Centre.



DESCRIPTION

The property comprises of a single parcel of land suitable for residential development, subject to Planning Consent.

The site is currently overgrown with access from three adopted highways.

There is an electricity sub-station in the south east corner of the site.

SERVICES

There are no services currently to the site.

PLANNING

The property is allocated as a housing site in the Sheffield Unitary Development Plan.

PRICE

£1,100,000

VAT

We understand that VAT will not be charged on the purchase price. Interested parties are recommended to take their own professional advice.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property is not assessed.

TENURE

Freehold

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.



ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road

Sheffield

S61 2DW

Contact: Paul Oddy

Paul.Oddy@eddisons.com

(0114) 2449121

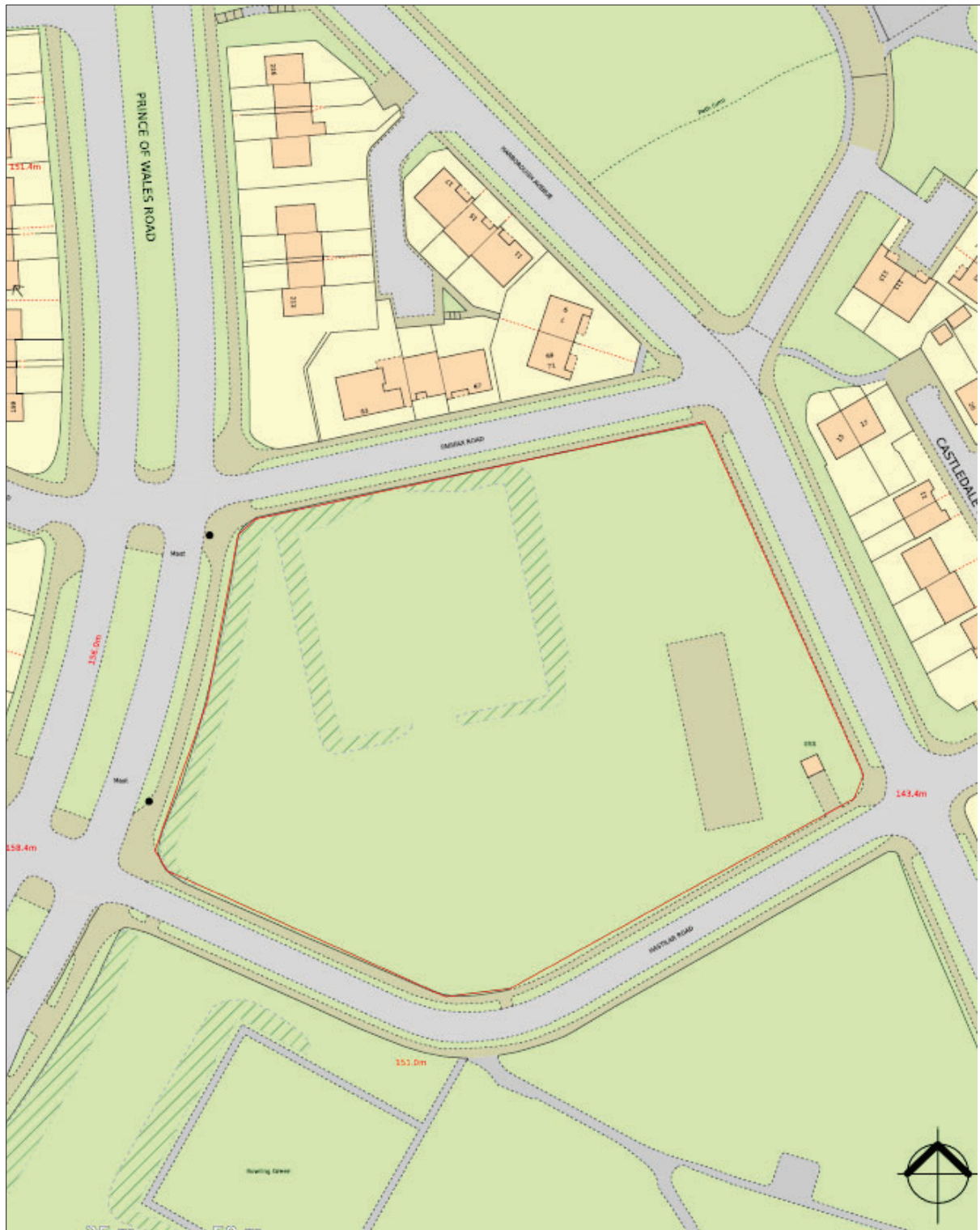
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