

25 Land at 58 Stainton Road, Sheffield S11 7AX (to the rear of 105 Rustlings Road, Sheffield S11 7AB)

GUIDE PRICE: £125,000

| BUILDING PLOT

- Outstanding individual building plot
- 0.23 hectares (0.057 acres)
- Prime location at the entrance of Bingham Park
- Full planning consent for four bedroom detached dwellinghouse
- Extremely rare opportunity
- Potential for builder or self-build project

Location

The land is situated to the rear of Rustlings Road Surgery (number 105) and fronts onto Stainton Road close to the entrance to Bingham Park

The plot

The land is identified on the adjoining plan and amounts to approximately 0.23 hectares (0.057 acres)

Frontage: approximately 11.9 metres
Depth: approximately 19.30 metres

Planning

Full Planning consent was granted on 26 February 2013 for the erection of a detached four bedroom dwellinghouse with one off-street parking space and associated amenity space (Ref: 13/00074/FUL). A copy of the consent is available for inspection.

The Proposed Scheme

Plans passed depict a two/three storey detached dwelling with the following accommodation:

Ground Floor

Open-plan Family Room with Dining Area and Kitchen
Utility/Storage Room
Separate WC

First Floor

Entrance Hall
Living Room
Bedroom One with en-suite
Bathroom
Bedroom Two with en-suite Shower Room

Second Floor

Landing
Bedroom Three
Bedroom Four
Family Bathroom
Study
Plans and elevation drawings are available to view on-line



Tenure

Freehold

Services

All mains services are understood to be within close proximity of the site though interested parties are advised to make their own enquiries in respect of new connections

SOLICITORS Graysons with Watson Esam, 4-12 Paradise Square, Sheffield S1 1TB (Ref: Vicky Woodhouse)

VIEWING Externally from Stainton Road only