



- Freehold site of approximately 0.87 acres
- Full planning consent for the erection of four contemporary detached houses
- Sought after village location
- Adjoining woodland and includes Jarvil Dam
- Close to local facilities and reputable local schools

The Site

The land is identified on the adjoining plan and amounts to approximately 0.87 acres. The site currently comprises former haulage buildings and is approached by a driveway adjoining number 20 Church Street.

Planning

Planning consent was granted on 25 May 2012 for “demolition of existing warehouse unit and erection of four four-storey dwellinghouses with associated parking and landscaping works and alteration to existing dwellinghouse to form three terraced houses”. It should be noted that the existing properties do not form part of the sale. (Ref: 12/00222/FUL)

The Proposed Scheme

The plans depict four four-storey detached houses with the following accommodation:
 Lower Ground Floor – 11.90 square metres
 Entrance Hall, Utility/WC and Integral Garage
 Ground Floor – 46.10 square metres
 Hall, Living/Dining Room, Kitchen, Bedroom Three

First Floor – 46.10 square metres
 Landing, Two Bedrooms, Study, Bathroom
 Second Floor – 22.50 square metres
 Master Bedroom and En-suite
 Total Floor Area: 126.60 square metres (1,362 square feet)
 Copies of the plans are available online

Services

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

Tenure

Freehold

ARCHITECTS Coda Studios Limited, Hope Works, 25 Mowbray Street, Sheffield S3 8EL



SOLICITORS Taylor & Emmet, 20 Arundel Gate, Sheffield S1 2PP (Ref: Mr Vincent Green)

VIEWING By appointment with the Auctioneers – Adrian Little FRICS FNAVA (adrian@markjenkinson.co.uk)

