



- **Substantial development opportunity**
- **Full planning consent to create 14 two bedroom apartments (approximately 900 square metres)**
- **Additional ground floor retail (approximately 114 square metres)**
- **Courtyard setting with vehicular access and parking**
- **Convenient location close to the city centre and Sheffield Hallam University**

Location

Freedom Works is an imposing red building located on the right-hand side of John Street when turning off Bramall Lane and is identified on the adjoining plan

The Site

The property occupies a site of approximately 0.237 acres (0.096 hectares)

Planning

Full planning consent was granted on 17 April 2013 for "demolition of part of rear building, retention of existing ground floor retail space and storage space, refurbishment/ conversion of part of ground, first and second floors to create 14 apartments with ancillary games room, rear courtyard amenity space, 3 car parking spaces and associated works" (Ref: 12/03824/FUL). A copy of the consent is available online.

The Proposed Scheme

Plans relating to the proposed development are available via the website or on request from adrian@markjenkinson.co.uk

SOLICITORS Wake Smith & Tofields, 68 Clarkehouse Road, Sheffield S10 2LJ (Ref: Mrs Rachael Flintoft)

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

