

Garages to the rear of 30-48 Stanage Rise, Frecheville, Sheffield, South Yorkshire S12 4SB

GUIDE PRICE £35,000 - £40,000*

GARAGE SITE WITH PLANNING CONSENT

- **Former 12 plot garage site**
- **Approximately 740 sqm (0.18 acres)**
- **Full planning consent for a pair of semi detached houses**
- **Popular residential suburb of Sheffield**
- **Freehold**

Planning

Full planning consent was granted on 19th October 2017 for the erection of 2 dwellings with ancillary parking REF: 17/03474/FUL. A copy of the consent is available for inspection

Proposed Plans

The plans depict a driveway running to the side of 48 Stanage Rise leading to a pair of semi detached houses with parking. Details of the application and related documents can be viewed at:
<https://planningapps.sheffield.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OUQ70UNY0M900>

Community Infrastructure Levy

The buyer will be responsible for the payment of £3,360 to Sheffield City Council by way of a CIL contribution.

Services

All main services are understood to be in close proximity of the site. Interested parties are advised to make their own enquiries in respect of new connections

VIEWING

On site at any reasonable time

CONVEYANCER

M J Peel,
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 Sheffield, S11 9NH

