



- Freehold land of approximately 0.14ha (0.36 acre)
- Outline planning consent for residential development
- Plans allow for total of 8 dwellings –
- 6 town houses fronting Upwell Hill – approx. 110 sqm each
- 2 semi-detached on Upwell Lane – approx. 100sqm each
- Convenient location with easy access to M1, Northern General and Meadowhall

Planning

Outline planning consent was granted on 22nd July 2020 for residential development. Ref: 20/01407/OUT (formerly PP-08690269). A copy of the consent is available to download on the website. Further details can be found at: <https://planningapps.sheffield.gov.uk/online-applications/applicationDetails.do?keyVal=Q9NW SXNYM5000&activeTab=summary>

The Proposed Scheme

The plans submitted with the application allow for the erection of 8 dwellings – 6 town houses fronting on to Upwell Hill & a pair of semi-detached properties on Upwell Lane

House Type 1 has a total area of approximately 110sqm comprising **Ground Floor** entrance with cloakroom, WC, utility room & integral garage. **First Floor** open plan lounge & kitchen **Second Floor** 3 bedrooms with ensuite shower to the principle & family bathroom

House Type 2 comprises **Ground Floor** entrance hall, cloakroom, WC, lounge/dining room, kitchen & store **First Floor** front & rear bedrooms, bathroom & store **Second Floor** principal bedroom with ensuite shower room Area approximately 100sqm

Services

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

VIEWING

On site at any reasonable time

SOLICITORS

Brabners LLP, 7–8 Chapel Street, Preston PR1 8AN

JOINT AUCTIONEERS Fowler Sandford, 8 St James Street, Sheffield S1 1XN

Fowler Sandford
Chartered Surveyors

