

30 Land adjoining 26 Rangeley Road, Walkley Bank, Sheffield, South Yorkshire S6 5DW

GUIDE PRICE £90,000–£100,000*

| BUILDING PLOT

- **Single building plot with planning permission**
- **Approximately 220sqm**
- **Popular location on the edge of the Rivelin Valley**
- **Planning consent for 3 storey detached house**
- **Of interest to builders or as self build project**
- **Foundation and steels design completed**
- **Increasing rare opportunity**

Planning

Proposed Scheme

The plans allow for a 3 storey detached house with accommodation as follows:

Ground Floor Entrance Hall, Cloakroom, WC, Living/Dining Room, Kitchen

First Floor Landing, Bedroom One, Bedroom Two, Bathroom/WC

Second Floor Bedroom Three with Ensuite Shower Room

Outside Front & Rear Gardens & Car Parking Space

Detailed plans relating to the proposals are available to view via our website



Building Regulations

Work done to date relating to foundation and steels design is available

Services

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

Note

The neighbouring legal right to light has been released as part of the online planning objection

VIEWING

On site at any reasonable time

SOLICITORS

Taylor & Emmet LLP, 20 Arundel Gate, Sheffield S1 2PP

