

8 Land adjoining 1 Samuel Fox Avenue, Stocksbridge, Sheffield, S36 2AF

GUIDE PRICE £50,000 PLUS*

| BUILDING PLOT

- **Single Building plot of approx. 380 sqm**
- **Full planning consent for a 4 Bedroom detached house**
- **Prominent location at the entrance to a new development**
- **Walking distance to Fox Valley facilities**
- **Easy by-pass access to Sheffield, Barnsley, M1 and Manchester**
- **Ideal self build project**

Location

The plot is situated on the left hand side when entering the estate from Fox Valley Way immediately before number 1 Fox Valley Avenue.

The Site

The land is identified on the adjoining plan and amounts to approximately 380sq m

Planning

Full planning consent was granted by Sheffield City Council on 27th March 2018 for the "Erection of a dwellinghouse and ancillary garage" Ref. 17/05022/Ful

A copy of the consent is available to view via our website and full details can be found on the Sheffield City Council portal.

The proposed dwelling

Plans submitted allow for a two storey detached house comprising:

Ground Floor Entrance Hall, Cloakroom/WC, Lounge, Dining Kitchen and Study

First Floor Four bedrooms, En-suite Shower Room and Family bathroom
Outside Gardens and single garage

VIEWING

On site at any reasonable time

SOLICITORS

Clarion Solicitors Ltd, Elizabeth House 13-19 Queen Street, Leeds LS1 2TW



ON INSTRUCTIONS FROM MDW HARDY & NCW BESTWICK OF SANDERSON WEATHERALL LLP AS JOINT FIXED CHARGE RECEIVERS

