



- **Significant development opportunity in the heart of Woodhouse**
- **Comprises large single storey former store with lapsed planning**
- **Freehold site of 0.06ha ha (0.16acre)**
- **Consent only recently lapsed for 27 flats and 3 retail units**
- **Current building – 338.6sq m (3,645sq ft) – previously a gym**
- **Restrictions on retail but potential for variety of other uses**

The Existing Building

A single storey former Cooperative store having recently been used as a gymnasium, offering former retail area, office and reception amounting to 338.6sq m (3,645sq ft) It should be noted there is a restriction regarding the sale of certain goods and interested parties are advised to give careful consideration to the legal pack.

The Site

The land is identified on the adjoining plan and amounts to 0.06 hectares (0.16 acres) with good vehicular access and parking.

Planning

Planning consent was granted by Sheffield City Council on the 15th August 2018 for the "Demolition of existing buildings and erection of a four storey building comprising 27 no apartments (Use class C3) and 3 no retail units (use class A1) with ancillary parking. Ref 17/04388/FUL. This consent has now lapsed and interested parties are advised to make their own enquiries in respect of renewal or alternative schemes

The Proposed Scheme

The plans submitted with the application are available via our website

Architects

aad, 12 South Street, Sheffield, S2 5AY www.aadarchitects.co.uk

Tenure

Freehold

VAT

Please note VAT is being charged on the purchase price

EPC Rating

A full copy of the EPC will be available to view via our website

VIEWING

By appointment with Adrian Little adrian@markjenkinson.co.uk



SOLICITORS

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