



FOR SALE
RESIDENTIAL DEVELOPMENT
OPPORTUNITY

22 COLLEGIATE CRESCENT
SHEFFIELD
S10 2BA

LOCATION

The property stands on Collegiate Crescent within a popular residential neighbourhood and close to Ecclesall Road with its bars, restaurants, cafes and shops. Collegiate Crescent lies approximately 1 mile south west of Sheffield City Centre and is near to the Royal Hallamshire Hospital.

DESCRIPTION

The property comprises a detached Victorian Villa providing six bedroom accommodation and with grounds to the front, sides and rear extending to approximately 0.2 Ha (0.5 Acres) in total. The building is in a shell state and requires complete refurbishment to be brought up to an occupiable standard and is considered to have potential for use as either a single dwelling or apartments.

ACCOMMODATION

The property has the following Gross Internal Floor Area:

	Sq Ft	(Sq M)
Ground Floor	1,539	(143)
First Floor	1,506	(140)
Attic	204	(19)
Basement	-	-
Total	3,249	(302)

TENURE

The tenure of the property is freehold with vacant possession.

PLANNING

The property has the following planning history, though interested parties should make their own enquiries in respect of any potential use of the property:-

Reference: 11/03111/CHU "Use of office building as dwellinghouse with car parking accommodation." Granted: 25 Nov 2011.

Reference: 12/00618/FUL "Demolition of side extension and erection of ½ storey rear extensions to dwellinghouse, erection of triple garage and rear patio area." Granted: 04 May 2012.

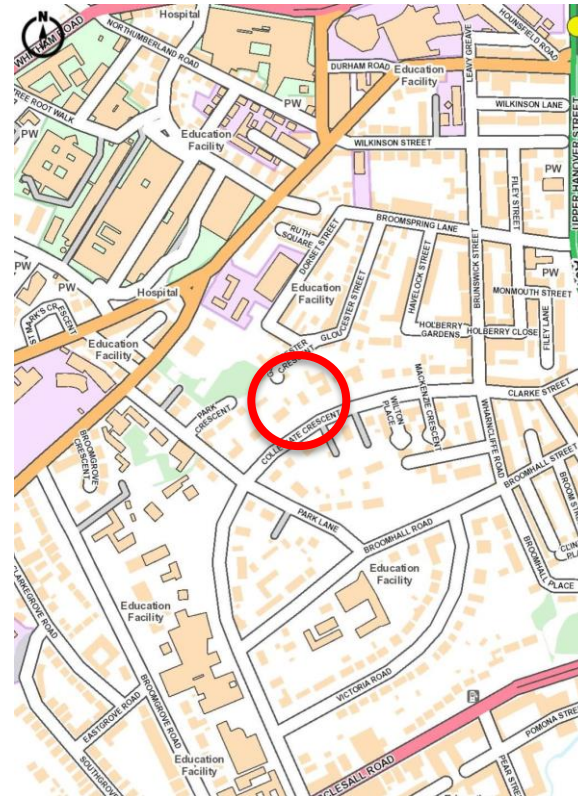
Reference: 12/00728/CAC "Demolition of side extension and rear outbuildings to dwellinghouse." Granted: 03 May 2012.

Reference: 13/02101/FUL "Two storey rear/side extension and alteration and extension to roof space to dwellinghouse." Granted: 22 Aug 2013.

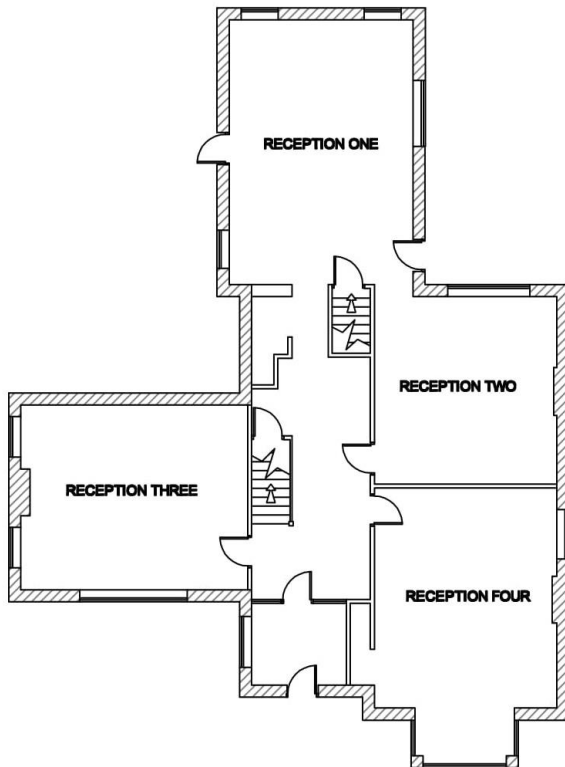
VIEWING

By prior arrangement with the sole agent Jason White.

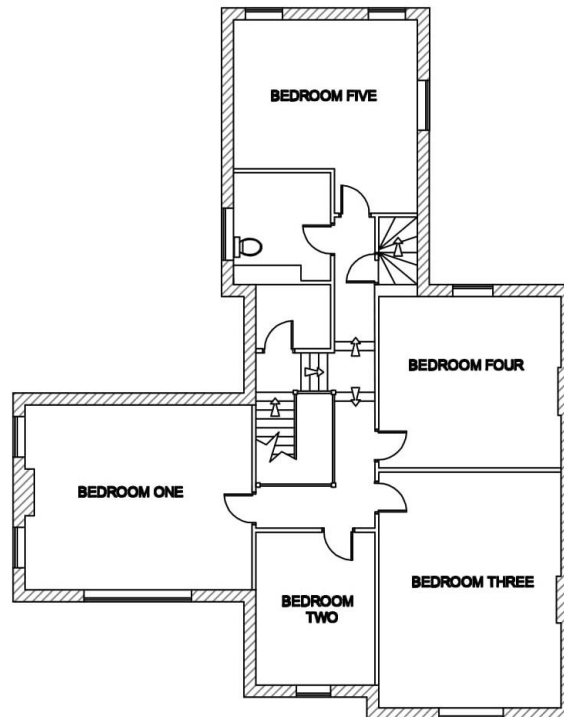
T: 0114 279 2806 E: jason.white@whiteandcosurveyors.com



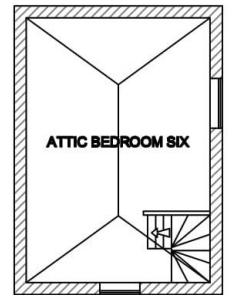
GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT



SECOND FLOOR LAYOUT



Subject to Contract.

Please Note: These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but neither White & Co Property Advisory Limited nor the Vendor accept responsibility for any error they contain however caused and they are not intended to constitute part of an offer or contract. All areas quoted are approximate. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a representation or statement of fact, therefore intending purchasers must satisfy themselves by inspection or otherwise to their correctness. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order, nor that the property complies with current planning or other legislation. Neither White & Co Property Advisory Limited, nor any of their employees has any authority to make or give any further representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Plans are not to scale.