

FOR SALE

White & Co

CHARTERED SURVEYORS



THE DIOCESE
OF SHEFFIELD

RESIDENTIAL REDEVELOPMENT OPPORTUNITY

108 Psalter Lane, Sheffield S11 8YU

0.19 HA (0.48 Acres)



0114 279 2806

www.whiteandcosurveyors.com

The property lies approximately 2 miles south west of Sheffield City Centre, within the popular residential neighbourhood of Nether Edge. The property is reasonably convenient for all local amenities and is close to the Sharrowdale Road and Ecclesall Road retail areas.

The property comprises the site of Clifford All Saints C of E Primary School, which is proposed to be relocated to a new site at Ecclesall. The property is considered to be suitable for a variety of alternative uses and has residential redevelopment potential for 1 to 5 dwellings, by way of either retention and adaptation of the existing buildings or demolition and redevelopment, subject to planning consent.

ACCOMMODATION

The buildings have the following Gross Internal Floor Area, which has been obtained from plans provided:

	Sq m	Sq ft
GIA	694.9	7,497

The overall site area extends to approximately 0.19 Ha (0.48 acres).

TENURE

The tenure of the property is freehold with vacant possession. We understand that there are vehicular rights of way across the site in favour of a statutory provider, in order to access an electrical sub-station located on neighbouring land to the north. The rights of access are understood to run alongside the eastern boundary from the public highway to the rear of the site.

PLANNING

The existing use of the property is within Class F1 (learning and non-residential institutions), by reference to The Town and Country Planning (Use Classes) (Amendment) Regulations 2020. Change of use to other uses within the same Class would not require planning permission.

The property is within an area identified as a "Housing" area within Sheffield City Council Unitary Development Plan. The property is also within the "Nether Edge Conservation Area" and within an "Area of Special Character".

Pre-application advice has been obtained from Sheffield City Council Planning Authority, who have indicated that in their view, the site would be suitable for residential redevelopment for between 1 - 5 dwellings, subject to planning permission. A copy of the pre-application advice is available upon request.

Interested parties are advised to make their own enquiries and verifications in respect of planning matters.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D. A copy of the EPC Certificate is available upon request.

RATEABLE VALUE

The Rating Assessment is as follows: £18,250 RV "School and premises".

VIEWING

The school remains operational during the marketing period and all viewings are strictly by prior arrangement with the sole agent Jason White.

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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.

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