



## **EXCELLENT DEVELOPMENT OPPORTUNITY**

### **OUTLINE PLANNING FOR 14 RESIDENTIAL UNITS OFF BURNCROSS ROAD, BURNCROSS, SHEFFIELD**

**EXTENDING TO 1.86 ACRES OR THEREABOUTS**

**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE: £1,100,000**

**WILBYS**

CHARTERED SURVEYORS

# RESIDENTIAL DEVELOPMENT OPPORTUNITY

241 Burncross Road, Burncross, Sheffield, S35 1RZ

Well situated within a good residential locality and benefiting from outline planning for 14 units, the site offers an attractive mix of three bedroom bungalows, three bedroom semi-detached houses and four bedroom detached houses, in a cul-de-sac scheme.

The land is situated within the established residential area of Burncross, Sheffield, close to a wide variety of local amenities including local schools and health centre.

The site is easily accessible to Sheffield City Centre, Barnsley and the A1 and M1 networks together with the Peak District National Park.

**Location and Directions:** The land is located to the south of Burncross Road, Burncross and is demarked by Wilbys sale boards.

Nearest Postcode: S35 1RZ

What3Words: ///difficult.tree.rollover (access)

**Tenure & Possession:** The land is offered for sale freehold and vacant possession will be provided upon completion.

**Method of Sale:** The land is offered for sale by private treaty.

**Planning & Section 106 Agreement:** The land has the benefit of Outline Planning Permission (all matters reserved except for access) for demolition of garage and erection of up to 14 dwellinghouses. Planning Reference number 23/02893/OUT.

The vendors are in the process of completing the required Section 106 agreement which will be finalised before the completion of any sale. The costs associated with agreement the Section 106 will be met by the Vendors. Further details are available upon request but principle contributions include:

1. A payment of £132,500 Biodiversity Net Gain Fee
2. A monitoring fee capped at £5,000

**Residential Property:** 241 Burncross Road, the adjoining bungalow, is being retained by the vendors and is therefore excluded from the sale. Parties interested in acquiring the bungalow, in addition to the land, are invited to discuss this with the agents. The bungalow is not for sale independently to the land.

**Services:** We understand that the usual mains services are within the locality or adjacent to the site, however we would ask prospective purchasers to rely upon their own enquiries to the individual utility companies as to the availability and adequacy of such supplies.

**Local Authority** Sheffield City Council  
Town Hall, Pinstone Street, Sheffield, S1 2HH

**Plans:** The enclosed plans have been prepared for identification purposes only. The land included within the sale is edged red.

**Overage:** The land is sold free from overage conditions or restrictive covenants.

**Boundaries, Plans, Areas, Schedules and Disputes:**

The Purchaser will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not annul the sale or entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the selling Agents whose decision acting as experts shall be final.

**Measurements & Other Information**

All measurements are approximate. While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Wayleaves, Easements & Rights of Way:**

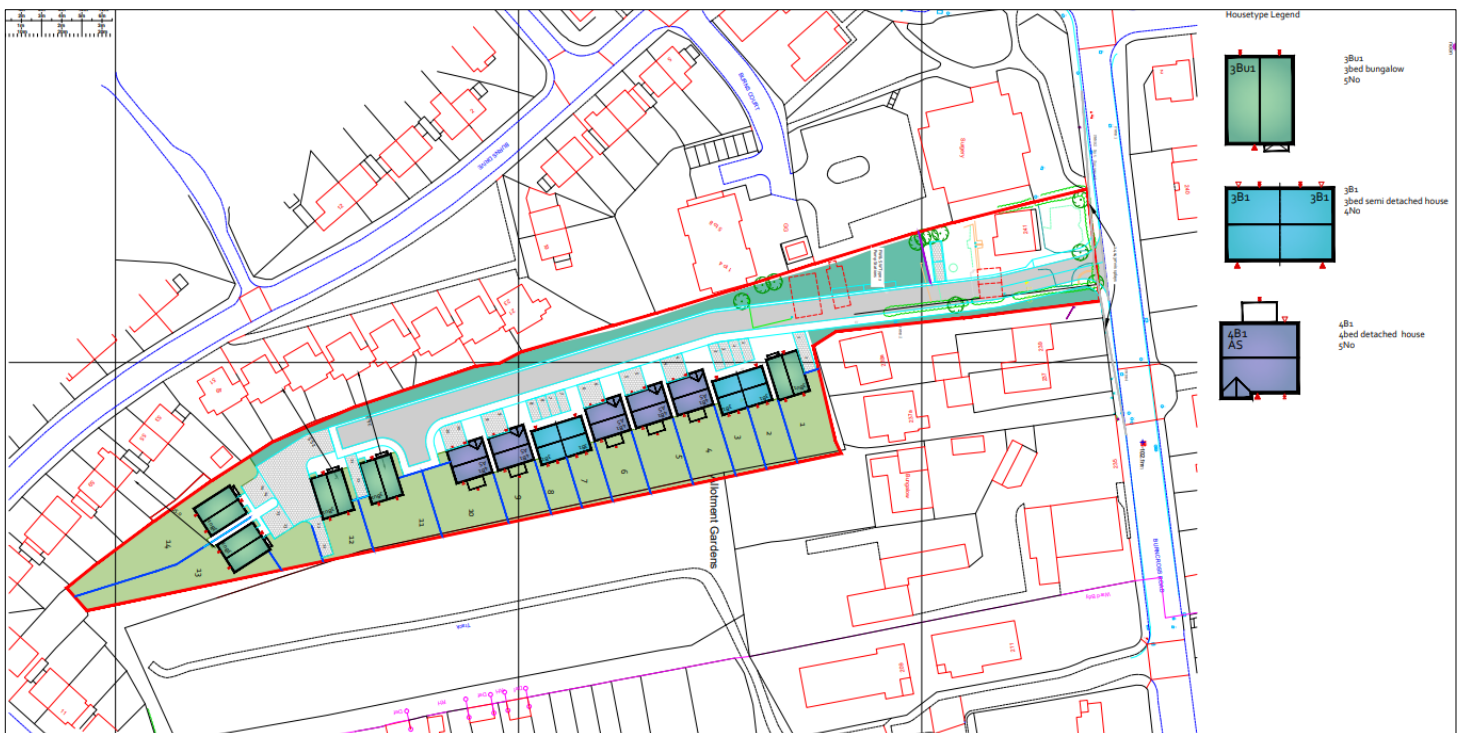
The property is offered, subject to and with the benefit of all existing rights of way whether public or private, light, support, drainage or water, electricity supplies and other rights and obligations, easements, quasi-easement and restrictive covenants and all existing and proposed wayleaves, poles, masts, pylons, stays, cables, drains, water, gas and other pipes whether referred to herein or not.

**Viewing and Health & Safety:**

Viewings will be strictly by prior appointment with the Vendor's Agent. All viewings to be conducted during daylight hours only. Prospective Purchasers view the property entirely at their own risk. We politely request that due to Health and Safety reasons; children and pets are not taken to view the property.

**Money Laundering Regulations:**

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 Wilbys are required by law to verify the identity and address of all bidders. Proof of funds will also be required prior to any offer being accepted.





## **IMPORTANT NOTICES**

These particulars do not constitute any part of an offer or contract. All statements contained in these particulars are given in good faith but are made without responsibility on the part of Wilbys or the vendors or lessors. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars.

All rents and prices quoted are exclusive of VAT, unless otherwise stated.

All measurements, areas and distances quoted are approximate only.

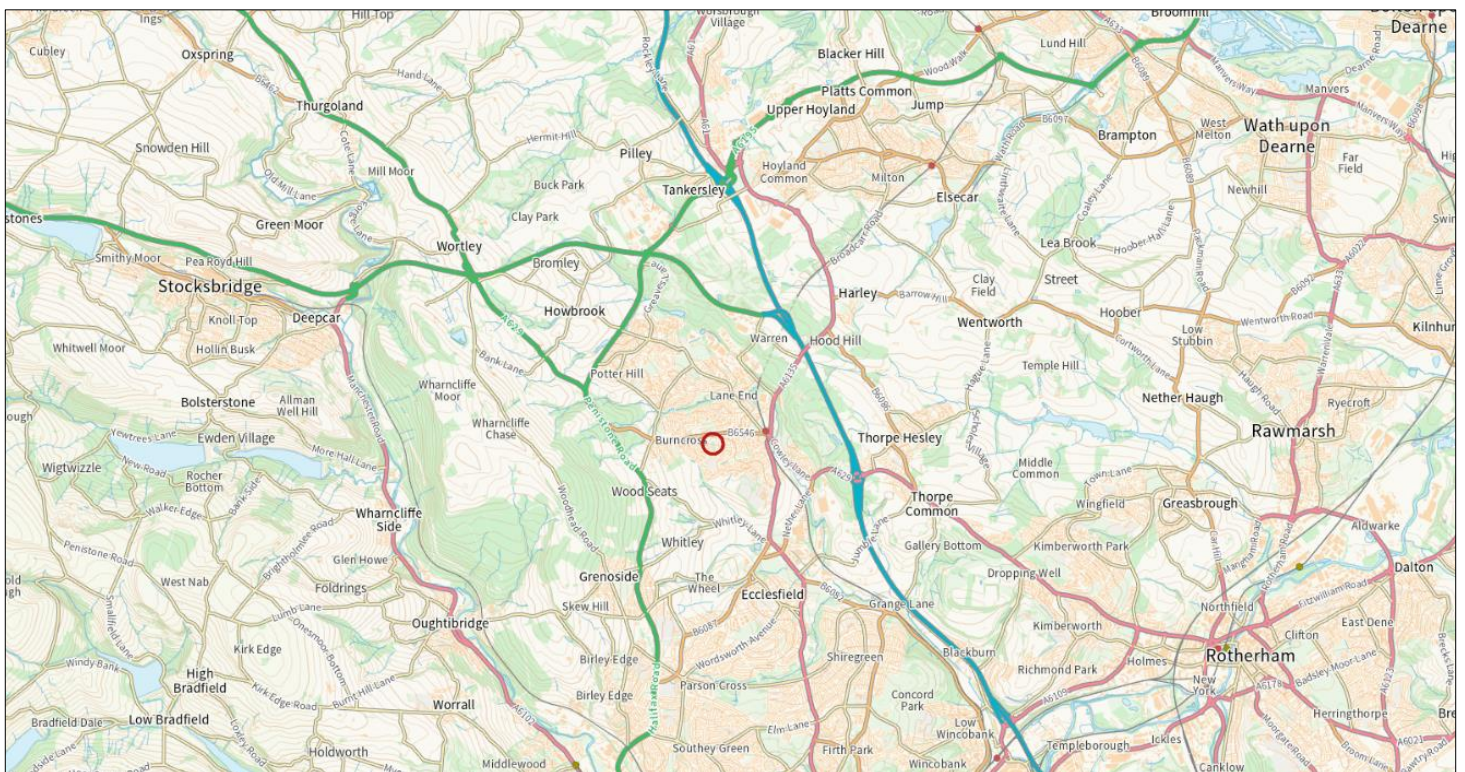
Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.

Location and site plans if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

Wilbys have not tested any apparatus, equipment fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitor.

The boundaries, ownership and tenure of this property have not been checked against the Title Deeds for any discrepancies or rights of way, if any. Prospective purchasers are advised to check these matters with their solicitor prior to entering into any contracts.

## **Location Plan**



Wilbys Chartered Surveyors  
6A Eastgate, Barnsley S70 2EP  
Tel: 01226 299221 | Fax: 01226 732700  
Email: [contact@wilbys.net](mailto:contact@wilbys.net)  
Website: [www.wilbys.net](http://www.wilbys.net)

