Prime Site In S20 - Design and Build Opportunity

Station Road, Halfway, Sheffield, S20 8EA

- 2.34 Acres (0.95 Ha)
- Prominent location in popular suburb
- Easy access to Crystal Peaks Shopping Centre, the M1 Motorway & Sheffield City Centre
- Suitable for a variety of uses
Station Road, Halfway, Sheffield, S20 8EA

Location
The site is prominently located fronting Station Road with return frontage to Westfield Southway.

Halfway is a popular suburb enjoying nearby retail facilities at Crystal Peaks shopping mall, supertram access and walks and outdoor pursuits at Rother Valley Country Park.

Description
Extending to 2.34 acres (gross), the site was, until recently, occupied by the Joseph Glover public house which has since been demolished and cleared, leaving a mainly level development platform, together with the large car park.

The land enjoys a tree screened western boundary and faces towards existing housing along its rearmost (northern) boundary.

At the front, the site sits slightly below the level of Station Road whilst Westfield Southway provides existing vehicular access into the site from the eastern boundary.

The site benefits from a recently erected security fence installed at a cost of £16,000.

VAT
All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

Legal Costs
Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates
Our client currently pays no rates on the site. However, interested parties should make their own enquiries of the rating authority.

Planning
The site lends itself perfectly for a commercial end user which we understand has potential subject to a planning application being submitted and granted.

Advice sought by the Vendor suggests the site also offers potential for residential and/or nursing home development, STP.

Tenure
The site is in the freehold ownership of the Vendor but it is the leasehold interest which is available on a design and build basis.

Schemes
The site provides a unique opportunity for a bespoke design and build scheme to meet the specific requirements of an end user.

Viewing and Further Information
Viewing strictly by prior appointment with the sole agent:

Tom Shelton
Lambert Smith Hampton
0114 270 2705
07860 752609
tshelton@lsh.co.uk

Tom Burlaga
Lambert Smith Hampton
0114 270 2706
tburlaga@lsh.co.uk
Station Road, Halfway, Sheffield, S20 8EA

External photo of the site

Location Map

Image Copyright reproduced by Lambert Smith Hampton
Station Road, Halfway, Sheffield, S20 8EA

External photo of the site

Image Copyright reproduced by Lambert Smith Hampton

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any (“LSH”) for themselves and for the seller or landlord of the property whose agents they are give notice that:

(i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract.

(ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warrantee or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.

(iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.

(iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.

(v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.

(vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists’ impressions or architects’ drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.