18 Broomhall Road, Sheffield

Sheffield, S10 2DR

Property Type	Development, Residential
Tenure	For Sale
Size	2,767 sq ft (257.06 sq m)
Freehold Price	£400,000
EPC Rating	This property has been graded as 55(D).

Freehold Victorian Building

Key Points

- Excellent location close to Collegiate Crescent campus (Sheffield Hallam University)
- Main detached building and two storey annexe
- Main house comprised of six bedrooms and licensed as a six bed HMO
- Potential to convert back to a single private residence or a variety of alternative uses (subject to planning)

Location

The subject property is located on Broomhall Road, close to the Collegiate Crescent campus of Sheffield Hallam University. The property is located a short walk from the main amenities on Ecclesall Road, and the teaching hospitals. Sheffield City Centre is located approximately 1 mile away.

The property is opposite a day nursery and the former YMCA (now owned by SHU). The area is a popular location for the private rented sector and home owners.

Description

The property was originally built as a private residence in the mid to late 19th Century, and has most recently been used by the Catholic Diocese of Hallam as a house in multiple occupation (HMO) with ancillary facilities such as Prayer Room.

The property is effectively a detached building, with the annexe to the building attached to the adjoining property. The front elevation is dressed stone with other elevations of course rubble, beneath pitched and hipped roofs clad in blue slate .

The main house accommodation is over three levels plus a basement. The property has been extended with a two storey annexe which is capable of being a self contained flat. The main house has six bedrooms (four on the first floor and two on the second floor) and it is licensed as a six bedroom HMO (Licence Number: 3503). We understand the annexe is not part of the licensing.

The property benefits from a large front and rear garden mainly bounded with stone walls and some hedging.

Accommodation

SMC Chartered Surveyors have measured the property both on a net internal and gross internal area basis. On a net internal area basis the accommodation is as follows:

	Sq m	Sq ft
Ground Floor		
Main Living Room	34.90	375.60
Kitchen	13.94	150.10
Prayer Room	15.37	165.50
Conservatory	12.62	135.90
Annexe Bedroom	6.82	73.40
Kitchen	7.97	85.80
First Floor		
Bedroom 1	13.76	148.10
Bedroom 2	10.35	111.40
Bedroom 3	14.77	159.00
Bedroom 4	14.77	159.00
Annexe Bedroom	9.75	104.90
Second Floor		
Bedroom 5	13.62	146.60
Bedroom 6	20.29	218.40

Total Net Internal Area	**188.93**	**2,033.60**
Gross Internal Area	**257.07**	**2,767.20**

Site Area - Approximately 674 sq m (806 sq yards).

Tenure / Tenancies

The premises are held under a freehold title - SYK1809. The property is available with vacant possession.

Planning

According to the Unitary Development Plan (UDP) which is in the process of being replaced with a new local plan, the property is shown as being within a housing area. The property is not listed, but is within the Broomhall conservation area.

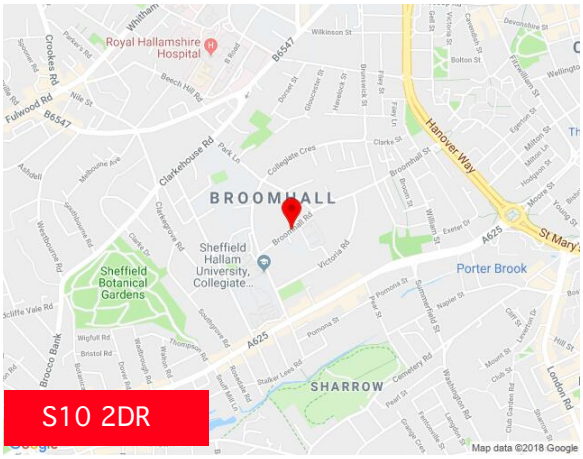
Via an online search of the Sheffield City Council planning website, there are two planning application records:

1.) Reference: 95/01238/FUL - Extension to form toilet facilities and study area - Granted.

2.) Reference: 96/02392/FUL - Two storey extension to dwelling house and erection of conservatory - Granted conditionally.

Price

£400,000. (We understand the property is not registered for VAT).



Rates & Charges

Business Rates

The property is not assessed for business rates purposes. The property is within Band E for council tax.

Viewing & Further Information

For further information or if you would like to arrange a viewing please contact our agents:

Francois Neyerlin
0114 241 9114
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RICS The Property Ombudsman