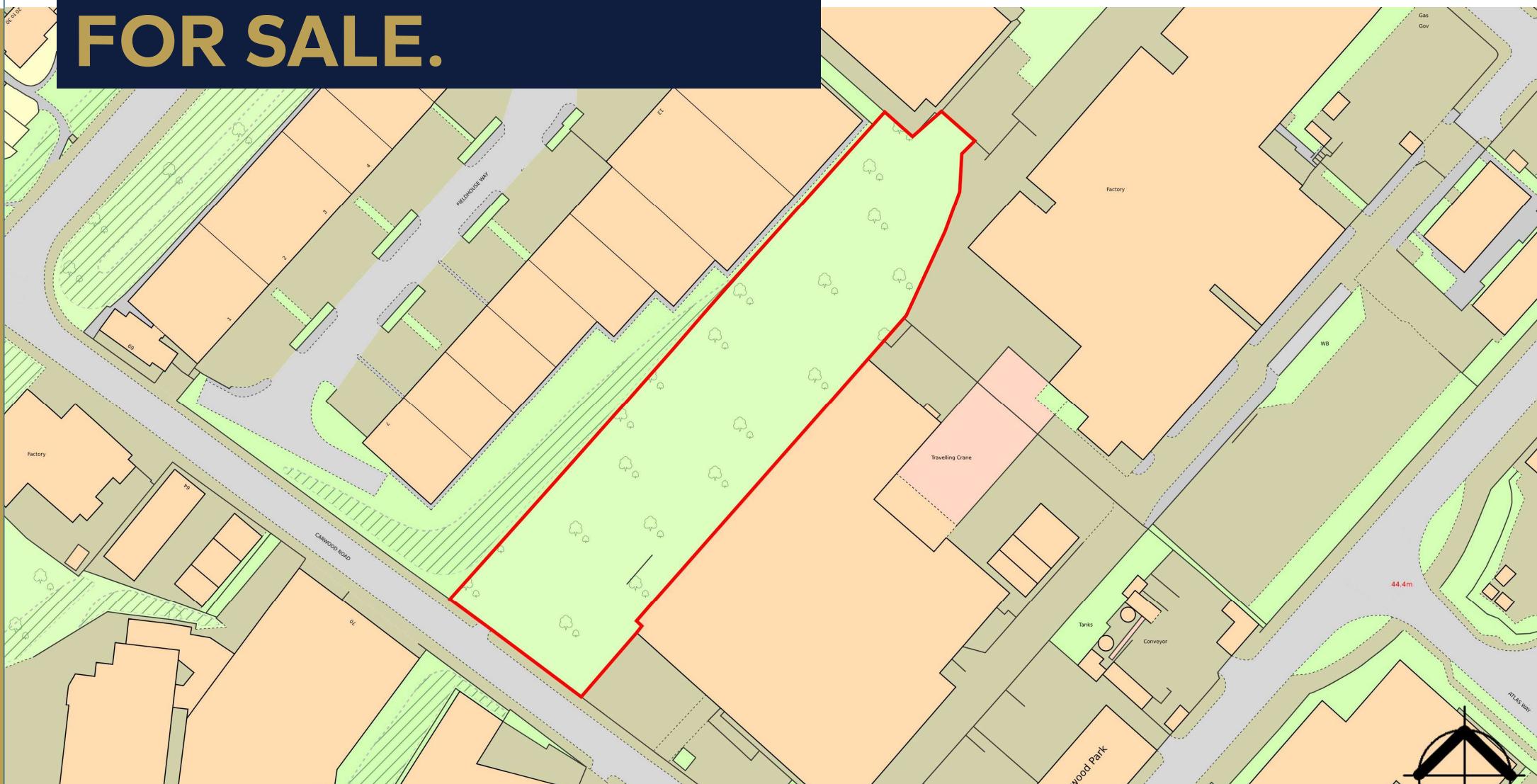


# 1.38 ACRES OF INDUSTRIAL DEVELOPMENT LAND

## FOR SALE.

LAND AT CARWOOD ROAD • SHEFFIELD  
SOUTH YORKSHIRE • S4 7SD



- 1.38 Acres of Industrial Land
- Full Planning for 18 Units (36,478 Sq Ft)
- May Suit Open storage

- E (G)/ B2 / B8 Permissions
- Popular Location
- Oven Ready Development Site

# DESCRIPTION

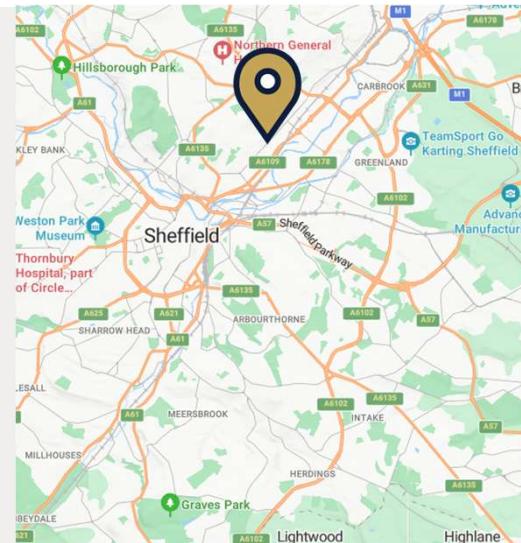
**A rare freehold development site benefitting from full planning permission for the erection of 18 industrial units on 1.38 acres**

- Freehold with vacant possession
- Planning for 36,478 Sq Ft of E (g) / B2 / B8 uses
- Fenced and secure site
- Planning obtained – oven ready development site
- May also suit open storage uses
- Plans are available on request
- 1.38 acre level site

## LOCATION

The land is situated within a well-established industrial area of Sheffield, benefitting from exceptional road connectivity. The site lies in close proximity to the M1 motorway, providing direct access to Junctions serving Sheffield, Rotherham, Doncaster and the wider South Yorkshire region. Sheffield City Centre is approximately 1.5 miles to the west, while Meadowhall Shopping Centre, Sheffield Parkway (A630) and other key arterial routes are all within easy reach.

The site is situated in a well established industrial location, popular with local, national and regional occupiers.



 SAT NAV: S4 7SD

/// TURKEY.PUFF.DECIDE

## PRICE

£825,000 on an unconditional basis.

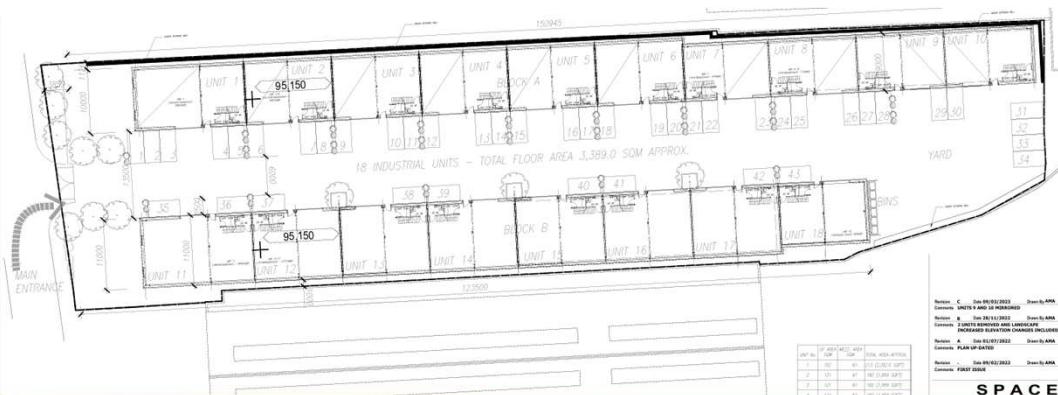
# PLANNING

The FULL planning permission can be found under reference 22/03642/FUL with a later S73 application under ref 25/03276/FUL.

Plans available on request.

VAT

VAT is payable



# VIEWINGS

By appointment with the Sole Agents  
below:

Ben Flint

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# FLINT REAL ESTATE