

1.38 ACRES OF INDUSTRIAL DEVELOPMENT LAND

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



FOR SALE.



- 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



FLINT
REAL ESTATE



DESCRIPTION

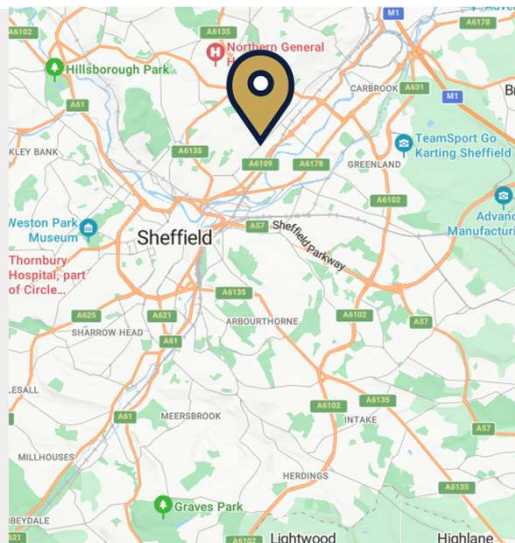
A rare freehold development site benefitting from full planning permission for the erection of 18 industrial units on 1.38 acres

- Freehold with vacant possession
- Planning for 36,478 Sq Ft of E (g) / B2 / B8 uses
- Fenced and secure site
- Planning obtained – even 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.

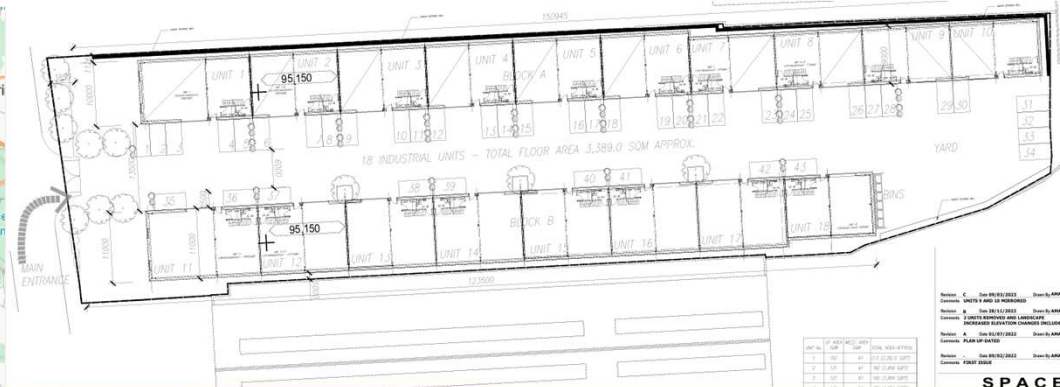
The site is situated in a well established industrial location, popular with local, national and regional occupiers.



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.

SERVICES

Mains water and electricity and 3 phase power will be connected to the property.

AREA

1.38 acres with planning for 36,478 Sq Ft of building space

AML

Purchasers will have to supply information to comply with AML Regulations.

VIEWINGS

By appointment with the Sole Agents below:

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