



# Land Off Darnall Road, Attercliffe

Sheffield, South Yorkshire, S9 5AH

Property Type	Land, Industrial
Tenure	For Sale
Size	2.26 Acres
Price	Guide Price £550,000

## Key Points.

- Freehold industrial development site.
- Subject to Planning Consent.

## Location

The property is located to the north side of Darnall Road in the Sheffield suburb of Attercliffe.

Attercliffe is approximately 2 miles north east of Sheffield City Centre via the A6178 Attercliffe Road and 2 miles south west of Junction 34 of the M1 Motorway.

## Description

The property currently comprises a concrete surfaced former car park on the south bank of the Sheffield and Tinsley Canal.

The premises are suitable as an industrial development site (subject to Planning Consent) or future use as hard surfaced open storage land is also possible.

## Planning

We understand that the site is zoned on the current Unitary Development Plan for mixed use.

There may be potential for other forms of development, subject to obtaining the satisfactory Planning Permission. For further details regarding planning, please direct all enquiries to Sheffield Planning Department.

## Rateable Value

There is no current listing for rating purposes.

## Terms

The property is available Freehold, offers are invited for the benefit of the Freehold Interest.

## VAT

We understand VAT is not payable on the purchase price.

SHE056/11317



## Price

Guide Price £550,000

## Energy Performance Rating

Available on request

## Additional Info & Links

## Viewing & Further Information.

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



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**PLAN REFERRED TO**



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