



Capitol Students  
Central Quay  
Book student  
accommodation now

DHL Express Service  
Point (Daleel Travel)  
Worldwide Delivery

Halfords Autocentre  
Sheffield (Savile Stree...  
Book Your MOT Online

Tesco Extra  
Supermarket

Immigration Advice  
service (Sheffield)  
Apply For UK  
Visa With Us

Land At  
Savile Street Sheffield  
SU4 7UD

0.478 hectares (1.18 acres)  
Commercial Development Opportunity  
Adjacent to Tesco Extra

## Location

Sheffield is the administrative centre of South Yorkshire and England's 3rd largest metropolitan authority with a resident population of over 550,000. The city is located approximately 29 miles south of Leeds and 32 miles southeast of Manchester. It benefits from an excellent communication with easy access to the M1 and M18. The city is also well connected by rail with East Midlands rail providing a link via St Pancras to continental Europe.

The Property is located on the edge of Sheffield City Centre adjacent to the Tesco Extra supermarket. It is close to several hotels and within walking distance of the Kelham Island residential quarter, which has several restaurants, bars, pubs and cafes.

The A6135 lies to the west of the site and the A6109 to the east with the A61 Inner Ring Road immediately to the south of the Property. These roads provide easy access to the Sheffield Parkway and the M1 which circa 3 miles away. The Property is also circa 1 mile from Sheffield Train Station, which provides direct access to Leeds Manchester and London.

## Site Area

The total site area is 0.478 hectares (1.18 acres) or thereabouts.

## Description

The site is slightly elevated, in parts level, surfaced and has a timber fence on its southern and eastern boundaries. There are some self-seeded shrubs on part of the site which is in the main rough grass. At present there is no vehicular access to the land.

## Site Plan

(not to scale for identification purposes only)



## Planning

The site lies within a mixed-use area and may be suitable for a number of alternative uses subject to planning and to the grant of an access onto Savile Street.

Sheffield Development Management Services can be contacted on 0114 203 918

## Services

We understand that services are available. Interested parties should however make their own enquiries with utilities companies in respect of the location of services and their capacities.

## Rating Assessment

This site is not separately rated at the present time.

## VAT

The site is registered for VAT

## Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Terms

The land is available on a freehold with vacant possession basis. Guide price on application.

## Viewing/Further information

Please contact:

Ian Blackett on 07808 895013 or e mail [ian.blackett@davisonblackett.com](mailto:ian.blackett@davisonblackett.com)

## IMPORTANT NOTICE

Davison Blackett Limited, their clients and any joint agents give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Davison Blackett Limited have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise