

Sheffield - Egerton Lane & Land at Evans Street S1 4JX
Freehold Vacant Industrial with Residential Development Opportunity
Planning approved for conversion & part extension to create 18 residential apartments (C3)



BLUE ALPINE

PROPERTY CONSULTANTS



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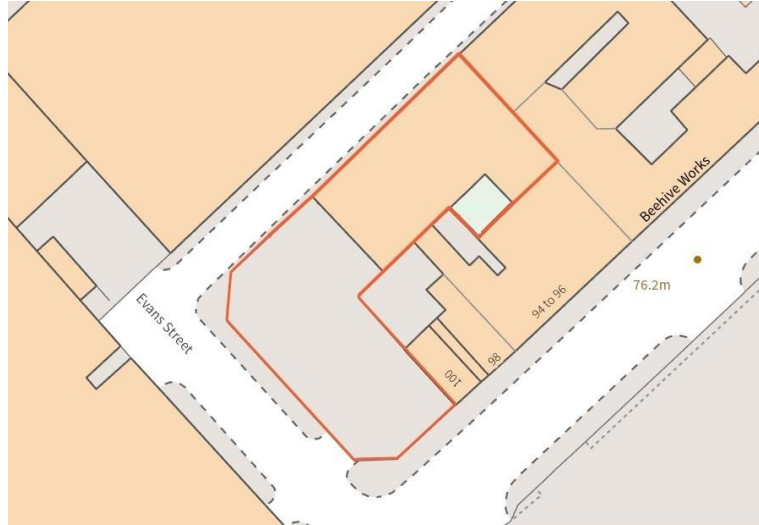
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Investment Consideration:

- Purchase Price: £695,000
- Vacant possession
- VAT is NOT applicable to this property
- Comprises two-storey industrial building (B2) fronting Egerton Lane and adjoining car park fronting Evans Street
- Planning approved for development of 18 residential apartments (C3) including 11 x 1-Bed, 6 x 2-Bed & 1 x 3-Bed.
- Sheffield Rail Station (1 mile to the east) provides services to London St Pancras, Manchester, Leeds and Liverpool
- Situated in the Sheffield City Centre with occupiers nearby including Waitrose Superstore, Sainsbury's Premier Inn, Ibis Hotel, The Moor Market Sheffield and more.



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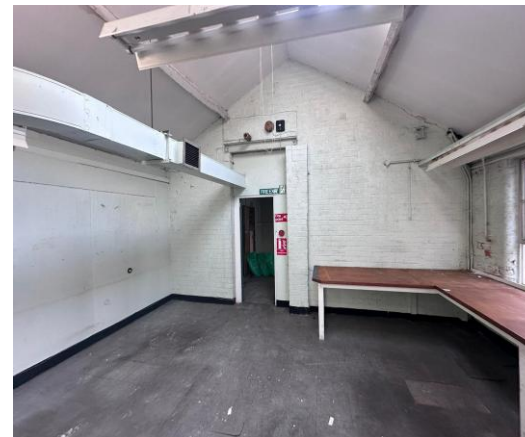
Property Description:

Comprises two-storey industrial building (B2), fronting Egerton Lane and arranged as a ground floor open plan workshop rooms with ancillary accommodation at first floor. The property includes adjoining car park fronting Evans Street and provides the following accommodation and dimensions:

Ground Floor: Entrance hall, 3 workshop rooms

First Floor: Ancillary, storage, wc, kitchenette

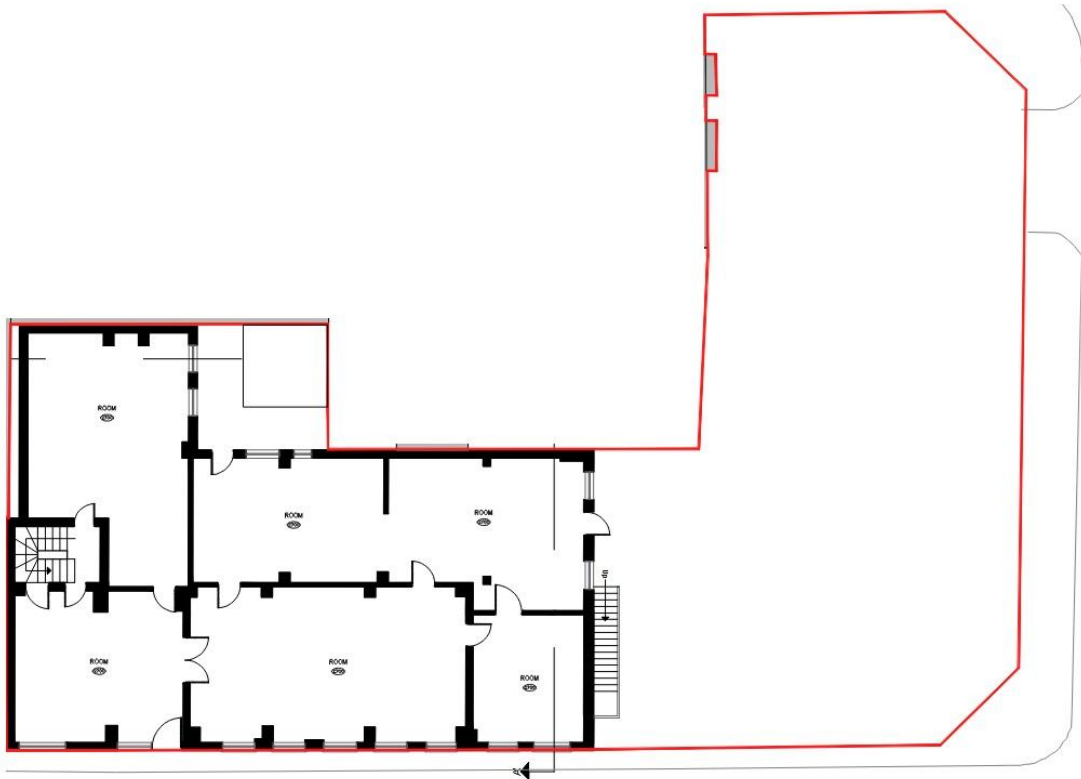
Total Existing GIA: 466.6 sq m (5,022 sq ft)



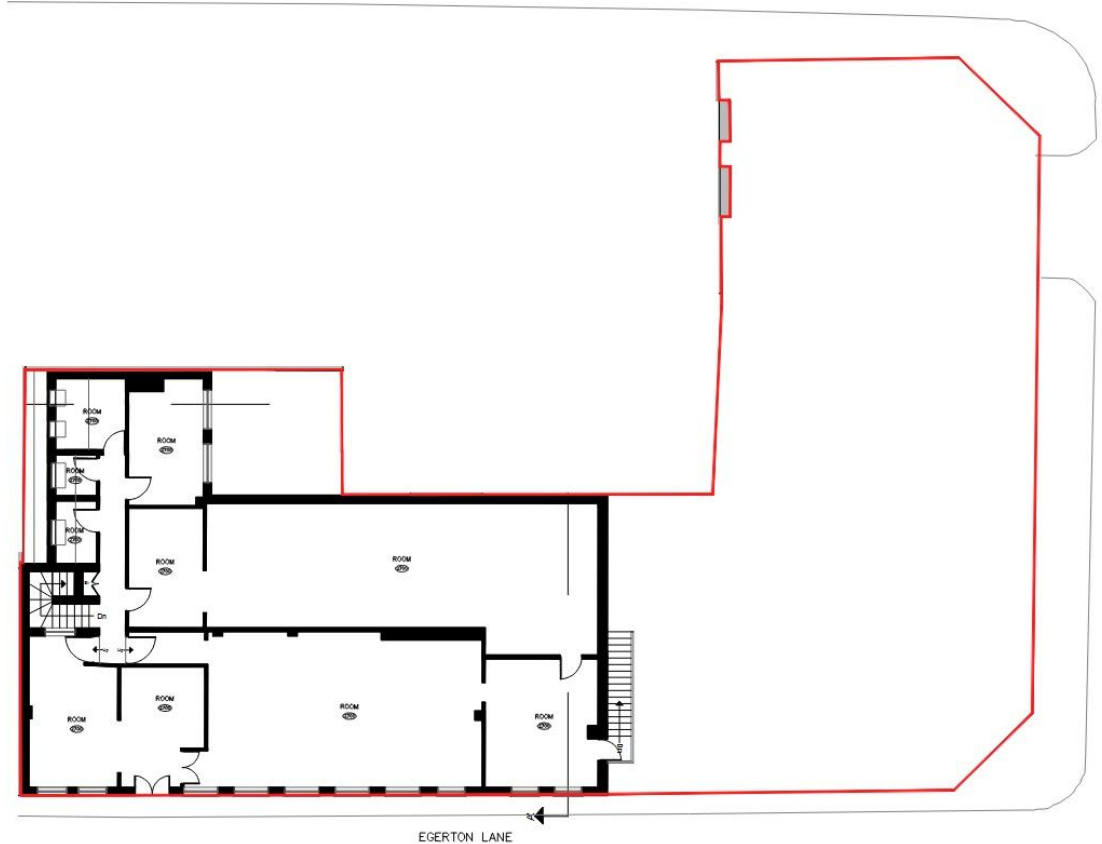
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Existing Ground Floor



Existing First Floor

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Development Opportunity:

Planning approved for demolition of 2 small extensions to the Sawmill, refurbishment, alterations and two-storey extension to Sawmill to form 6 apartments, erection of a 3-storey block to form 12 apartments, and the provision of amenity spaces, cycle storage and associated works, providing the following accommodation and dimensions:

Ground Floor GIA: 387 sq m (4,166 sq ft)

5 x 1-Bed, 1 x 2-Bed and 1 x 3-Bed

First Floor GIA: 364 sq m (3,929 sq ft)

4 x 1-Bed, 3 x 2-Bed

Second Floor GIA: 204 sq m (2,196 sq ft)

2 x 1-Bed and 2 x 2-Bed

Total Approved GIA: 955 sq m (10,291 sq ft)

Total GIA including Balcony/Patios: 1,117 sq m (12,034 sq ft)

For more information, please refer planning application **24/02382/FUL** on Sheffield Planning Portal:

<https://planningapps.sheffield.gov.uk/online-applications/>



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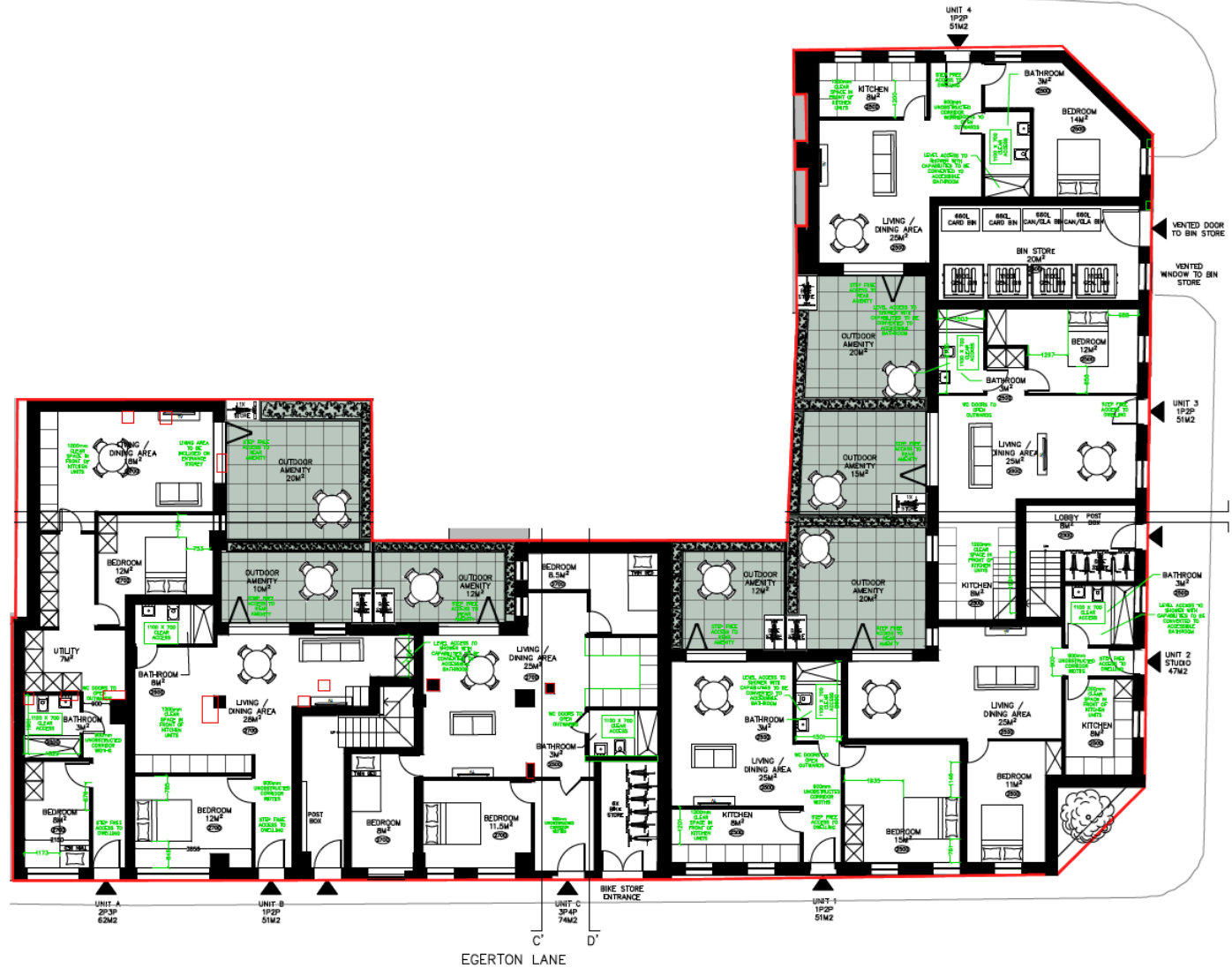
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Approved Ground Floor:

Apt	Type	Size	Build	Private Amenity
A	2B3P	62 sq m (667 sq ft)	Conversion	outdoor patio 20 sq m (215 sq ft)
B	1B2P	51 sq m (549 sq ft)	Conversion	outdoor patio 10 sq m (107 sq ft)
C	3B4P	74 sq m (797 sq ft)	Conversion	outdoor patio 12 sq m (129 sq ft)
1	1B2P	51 sq m (549 sq ft)	New Build	outdoor patio 12 sq m (129 sq ft)
2	1B2P	47 sq m (506 sq ft)	New Build	outdoor patio 20 sq m (215 sq ft)
3	1B2P	51 sq m (549 sq ft)	New Build	outdoor patio 15 sq m (161 sq ft)
4	1B2P	51 sq m (549 sq ft)	New Build	outdoor patio 20 sq m (215 sq ft)



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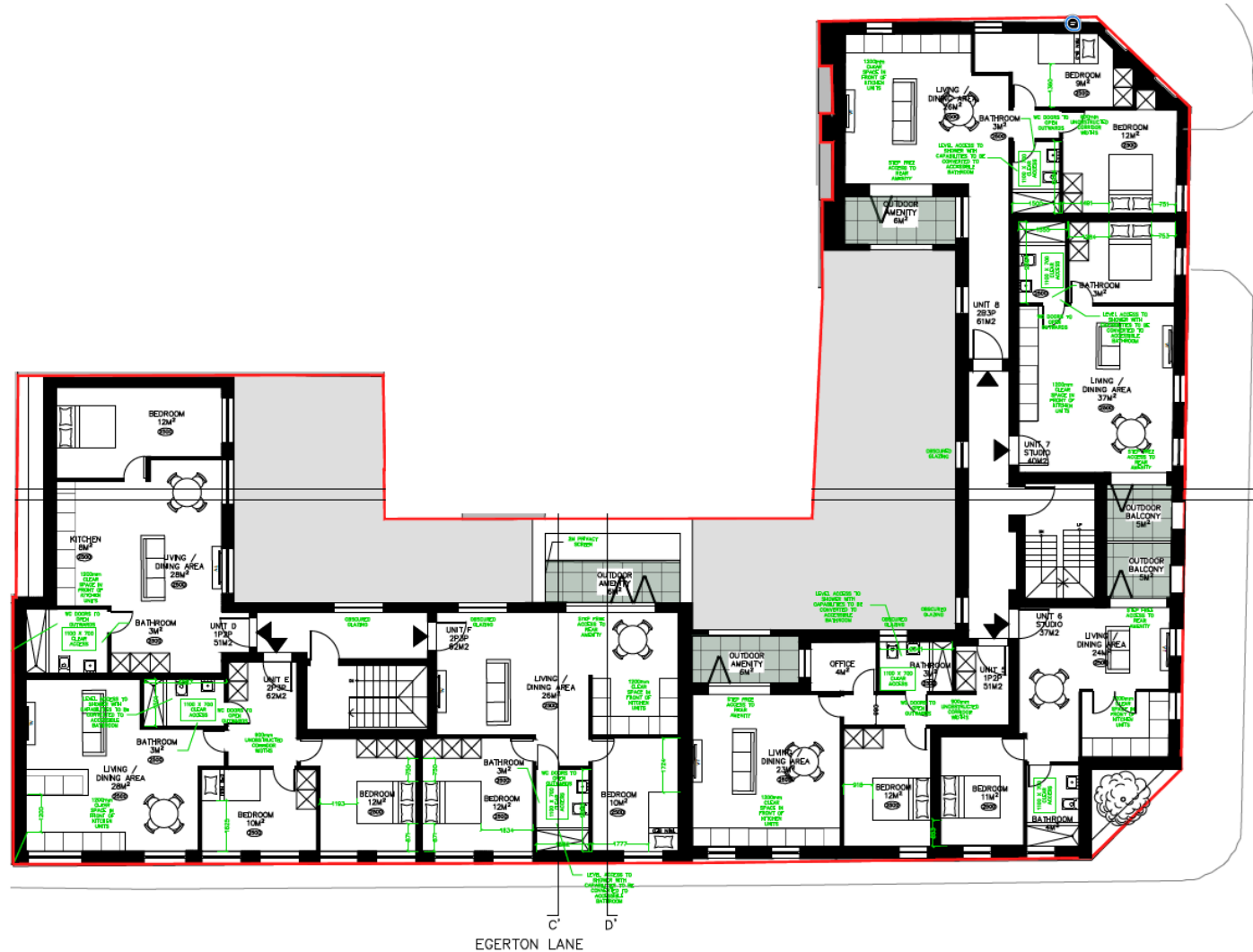
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Approved First Floor:

Apt	Type	Size	Build	Private Amenity
D	1B2P	51 sq m (539 sq ft)	Conversion	n/a
E	2B3P	62 sq m (667 sq ft)	Conversion	n/a
F	2B3P	62 sq m (667 sq ft)	Conversion	balcony 6 sq m (65 sq ft)
5	1B2P	51 sq m (570 sq ft)	New Build	balcony 6 sq m (65 sq ft)
6	1B1P	37 sq m (398 sq ft)	New Build	balcony 5 sq m (54 sq ft)
7	1B1P	40 sq m (431 sq ft)	New Build	balcony 5 sq m (54 sq ft)
8	2B3P	61 sq m (657 sq ft)	New Build	balcony 6 sq m (65 sq ft)



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Approved Second Floor:

Apt	Type	Size	Build	Private Amenity
9	2B3P	61 sq m (657 sq ft)	New Build	balcony 15 sq m (161 sq ft)
10	1B1P	37 sq m (398 sq ft)	New Build	balcony 5 sq m (54 sq ft)
11	1B1P	40 sq m (431 sq ft)	New Build	balcony 5 sq m (54 sq ft)
12	2B3P	66 sq m (710 sq ft)	New Build	n/a



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Notable planning applications within local context:

Application Ref.	Address	Proposal	Notes
LPA Ref: 20/02672/FUL	Milton Street Car Park Milton St, Broomhall, Sheffield S3 7WL	Demolition of existing structures and erection of a mixed-use development between 4 and 26 storeys incorporating 410 residential apartments, retail/commercial floorspace (A1 with no more than 245sqm of retail floorspace/A2/A3/A4/B1 uses), ancillary facilities, amenity space and associated parking (amended resubmission of previously approved scheme ref. 18/03849/FUL).	Granted - part implemented.
LPA Ref: 18/04236/FUL	Eye Witness Works, Milton St, Sheffield S3 7WJ	Part demolition and extension of existing buildings, conversion of existing buildings and erection of a six-storey building to create a total of 97 residential units, ground floor commercial unit and associated landscape works - Granted - Recently Completed.	Granted - Recently Completed.
LPA Ref: 17/04517/FUL	Cosmos, 2 Moore St, Sheffield S3 7HZ	Demolition of existing buildings and erection of four buildings for purpose built student and/or co-living accommodation (Sui Generis) (comprising 268 no studios and 87 cluster apartments, providing a total of 864 beds) with ancillary communal facilities and amenity space, ground floor commercial units (Use Classes A1/A2/A3/A4 and A5), cycle parking, access and landscaping works - Granted August 2018 - Complete	Granted - Complete
181451	RJ Stokes, Site Of 20 Egerton Street Sheffield S1 4JX	Demolition of existing industrial units and erection of 39 student apartments with communal courtyard and common room and D2 leisure space at ground floor level - Granted - Complete	Granted - Complete



Eye Witness works



Eye Witness works



Eye Witness works



Nebula



Cosmos



Cosmos

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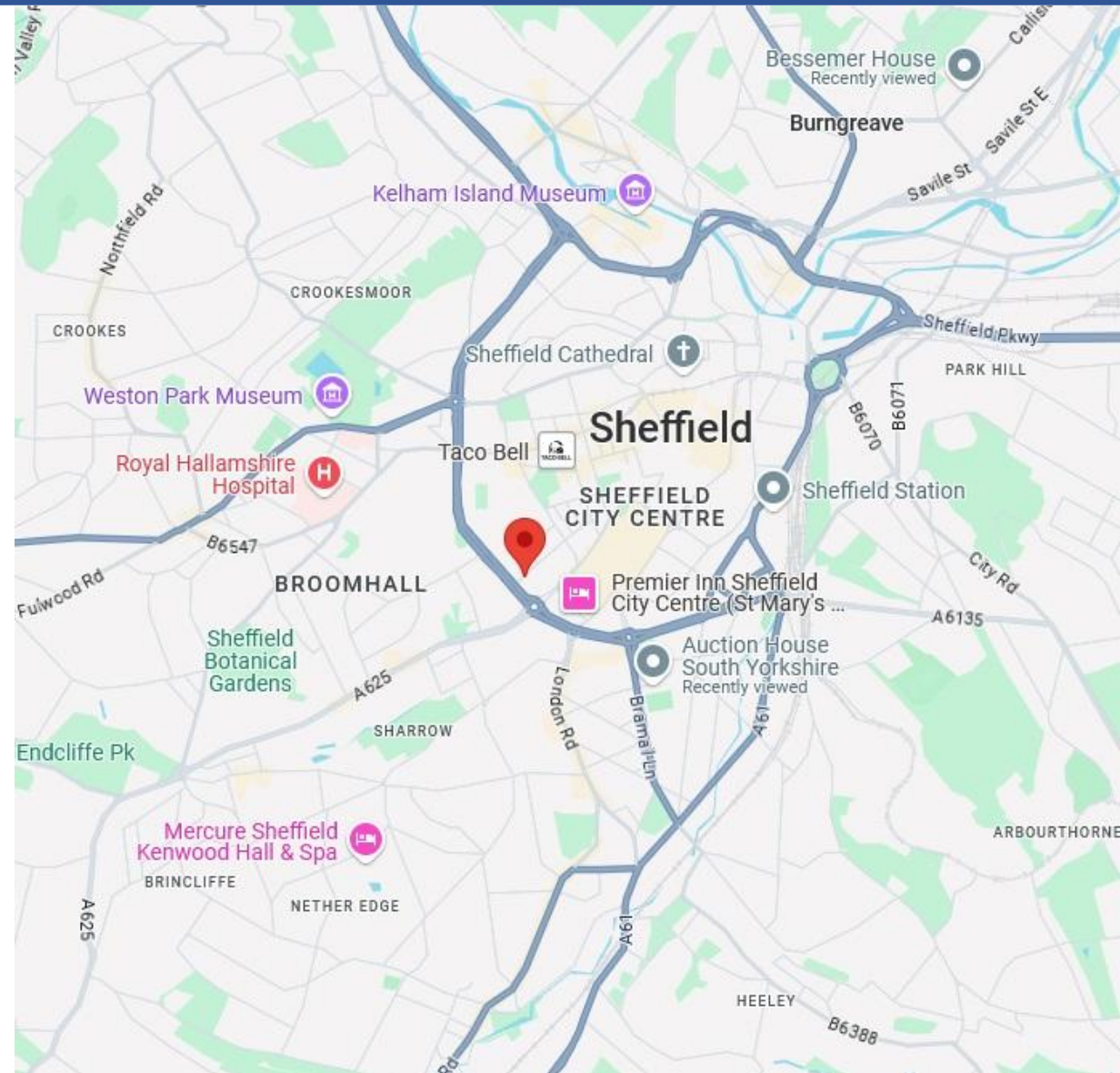
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Location:

Sheffield is located 30 miles south of Leeds and 33 miles east of Manchester. The M1 Motorway (Jct's 31, 33 & 34) is to the east of the city and the A57 provides east/west links. Sheffield Rail Station, approx. 1 mile to the east, provides services to London St Pancras (2 hrs), Manchester, Leeds and Liverpool. The property is situated in the Sheffield City Centre with occupiers nearby including Waitrose Superstore, Premier Inn, Ibis Hotel, The Moor Market Sheffield and many more.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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