



Lot 1: Development Site and
Whitley Grange
Farmyard Whitley Lane

Lot 1: Development Site and Whitley Grange Farm, Whitley Lane, Sheffield

South Yorkshire, S35 8RP



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1.75
acre(s)

A superb opportunity to purchase a residential development site extending in total to 1.75 acres (0.71 ha) in a small rural hamlet within the village of Grenoside, which has been granted outline planning permission for up to nine detached dwellings. Available Separately, the adjoining former farmyard of Whitley Grange with a large traditional building suitable for conversion (STPP) and further buildings all measuring 1 acre.

Guide Price

£1,600,000



Bakewell - 01629 812777



bakewell@bagshaws.com

Location

The development site is situated in the small rural hamlet within the village boundary of Grenoside. The village of Grenoside has a basic range of facilities including a primary school, various public houses, village shops and a doctors surgery. A more comprehensive range is in the nearby city of Sheffield (6 miles) including supermarkets, high street shops, restaurants and secondary schools. There are many nearby local walks and bridleways for those who enjoy the outdoors. The property has a semi-rural setting, however benefits from excellent access onto main roads leading to the M1 motorway at junction 35 and the A61. The property is located for quick access to Sheffield Train Station for those commuting by train.

Directions

From junction 35 on the M1 motorway, take the A629 road towards Chapel Town. After a short distance take the second left hand turning onto the B6087 towards Ecclesfield. Once on the B6087, continue straight over the first roundabout following the road into the village of Ecclesfield to the crossroad junction. Take the right hand turning onto A6135 The Common. After a short distance, take the first left hand turning on the B6087 and then immediately turn right onto Whitley Lane. follow the road out of the village and continue straight past the turning for Elliott Lane, then around the left hand bend and up the hill. The property will then be found on the left hand side on entering into the small hamlet, indicated by our for sale board.

Description

Lot 1

Guide Price: £1,600,000

The sale offers an exciting opportunity to purchase a development site with benefit of Outline Planning permission for up to nine detached dwellings extending to 1.75 acres (0.71 ha). There is an adjoining former farmyard and buildings available separately that offers the potential to expand the site with conversion of a stone building, subject to the necessary planning consents.

The site was formerly a haulage yard, with a number of industrial building in situ, which are to be demolished as part of the planning permission.

The site has two entrance points off the road into the site with upper and lower sections, all benefitting from far reaching views to the rear. As the site has a small gradient, the site has been split into two levels, with five dwelling situated with the upper part and four dwellings on the lower part, which uses the second entrance leading past the farmyard of Whitley Grange.

Lot 1 Cont'd

Within the lower section, a parcel of land adjoining the southern boundary is to be a wild flower meadow for the benefit of all the properties.

Existing Workshop Building

59'2" x 64'8"

A steel portal framed building formerly used as a workshop and servicing building.

Storage Building

81'6" x 24'5"

Positioned on the southern boundary, a stone and concrete block building.

Lot 2

Guide Price £600,000

The adjoining former farm yard is available separately with a range of traditional and modern farm buildings, together with a separate access off Whitley Lane. The site extends to approx. 1 acre and comprising the yard area and a small grass paddock to the rear of the building shown blue of the property plan.

Traditional Stone Building

18ft x 119.5ft plus 18ft x 70ft

A 'L' shaped stone built building formerly being a range of stables for the brewery, separated into various loose boxes. The building is suitable for conversion into a number of residential units subject to the necessary planning permission.

General Purpose Building

100'0" x 70'0" (99'11" x 69'11")

A five bay steel portal framed building situated next to the traditional stone building

Livestock Building

30'0" x 60'0"

A four bay steel portal framed building open fronted building currently separated into loose boxes.

Adjoining Livestock Building

30'0" x 45'0"

A three bay steel portal framed building attached to the above building currently separated into loose boxes.

Yard Area

Laid to concrete and hardcore, with a further storage area to the rear of the buildings.

Grass Paddock

To the rear of the building, there is a small grass paddock which has been used for grazing of horses.

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



BURY & HILTON
ESTD 1871



**The Agricultural Business Centre Agricultural Way, Bakewell,
Derbyshire, DE451AH**

T: 01629 812777

E: bakewell@bagshaws.com

www.bagshaws.com

In partnership with Bury and Hilton

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
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