



Please note the boundary shown is as accurate as possible but please refer to title information.

DEVELOPMENT OPPORTUNITY  
SITE EXTENDING TO  
CIRCA 3.83 ACRES (1.55 HECTARES)



**LAND EAST OF  
CHATHAM STREET**  
SHEFFIELD, S3 8EJ





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## EXECUTIVE SUMMARY

- Site extending to circa 3.83 acres (1.55 hectares)
- Positive pre application response for residential development
- Potential for development of alternative uses subject to planning
- Attractive location on the edge of Sheffield City Centre, adjacent to Kelham Island and the A61 Inner Ring Road, with easy access to Sheffield Train Station and the M1 Motorway
- Offers invited by way of informal tender on or before 12 noon on 31st May 2022



## LOCATED ON THE EDGE OF SHEFFIELD CITY CENTRE, WITHIN WALKING DISTANCE OF THE PRINCIPAL RETAIL CORE AND THE CENTRAL BUSINESS DISTRICT.

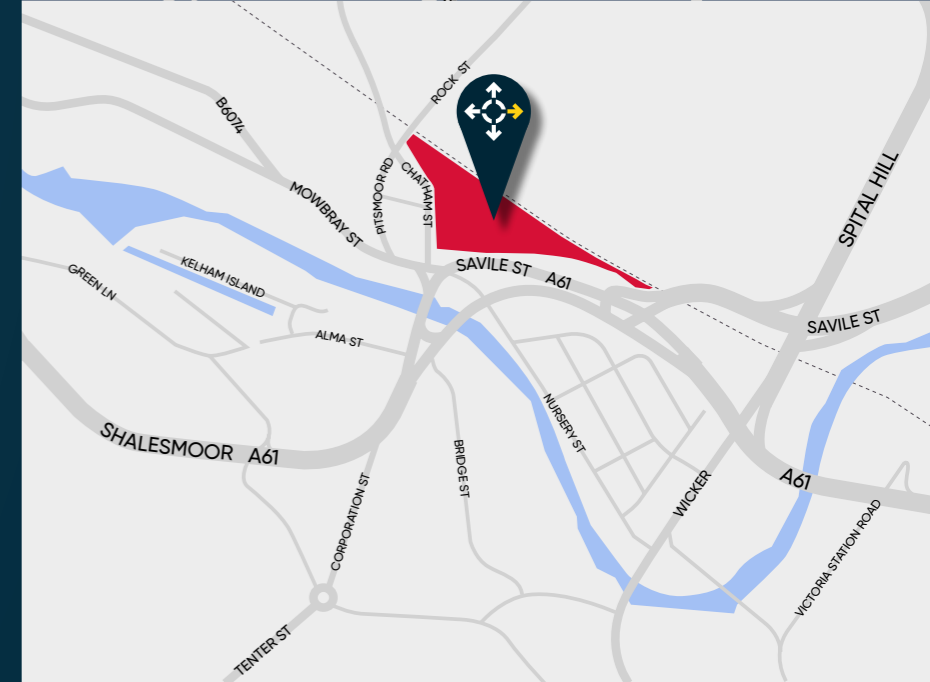
### LOCATION

The Property is located on the edge of Sheffield City Centre, within walking distance of the principal retail core and the central business district. It is also adjacent to the historic and desirable Kelham Island residential quarter, which is home to a range of restaurants, bars, pubs, cafes, microbreweries and galleries, making it one of the most desirable places to live in the city.

The A61 Inner Ring Road is located immediately to the south of the Property, providing easy access to the Sheffield Parkway and the M1, circa 3 miles away. The Property is also circa 1 mile from Sheffield Train Station, which provides direct access to Leeds (fast train circa 40 minutes), Manchester (1 hour) and London (circa 2 hours).

Further south of the A61 Inner Ring Road is the River Don and beyond this is Urbo's West Bar development, the first phase of which is funded by Legal & General will include a new 100,000 sq ft office building, ground floor retail and leisure space and 368 Build to Rent apartments as well as a multi-storey car park.

Sheffield is the administrative centre of South Yorkshire and England's 3rd largest metropolitan authority. The city is located approximately 35 miles south of Leeds, 40 miles south east of Manchester and 165 miles north of London. It benefits from excellent travel links, including junctions 33 and 34 of the M1 motorway.





**LAND EAST OF  
CHATHAM STREET**  
SHEFFIELD, S3 8EJ

EXECUTIVE SUMMARY

LOCATION

**AERIAL**

DESCRIPTION

PLANNING

FURTHER INFORMATION



← TO J33 M1

← TO J34 M1

  
SHEFFIELD  
TRAIN STATION

SHEFFIELD CITY CENTRE

A61 SAVILE ST

WEST BAR  
DEVELOPMENT

CORPORATION ST

A61 SAVILE ST

CHATHAM ST

KELHAM ISLAND

A61 SHALESMOOR

PITSMOOR ST

MOWBRAY ST

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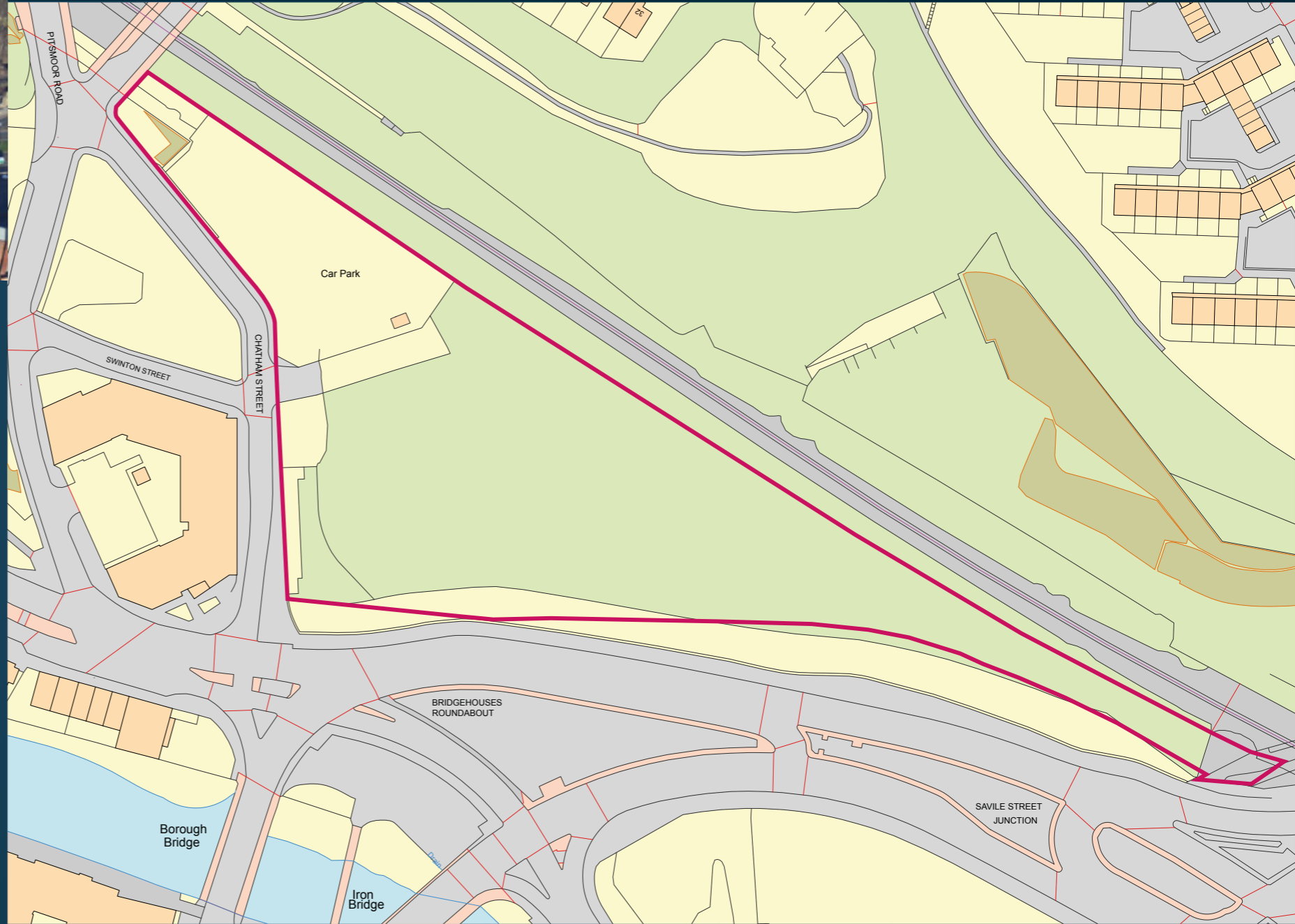
## DESCRIPTION

Historically, the Property was part of the former Bridgehouses Railway station and Goods yard. It extends to circa 3.83 acres (1.55 hectares) in total and is currently vacant, with the north western section laid to gravel and most recently used as a surface car park. Japanese knotweed and wall cotoneaster have been identified within the south-eastern section of the Property, with a treatment programme recently commissioned.

The Property is triangular in shape with fencing along all boundaries. It is predominantly flat with a retaining wall and drop in level along its southern boundary, adjacent to the A61 Inner Ring Road.

Vehicular access to the Property is gained via a bell mouth junction from Chatham Street.

**EXTENDING TO CIRCA  
3.83 ACRES (1.55 HECTARES)  
IN TOTAL AND  
CURRENTLY VACANT**



## PLANNING

The seller submitted a pre application enquiry to Sheffield City Council in 2021 proposing the following development options for the Property:

- 439 one two and three bedroom apartments within three separate buildings between 5 and 10 storeys in height.
- 134 one two and three bedroom apartments within two separate buildings of 7 and 8 storeys in height plus 65 houses comprising two, three and four beds.
- 82 houses comprising two, three and four beds.

Plans showing the development options are available to view on the Data Room.

The pre application enquiry response advises that the Property falls within a General Industrial Area, as defined in the adopted Sheffield Unitary Development (UDP) and that Policy IB5 advises that the preferred uses in such areas are B2 (General Industrial) uses and B8 (warehousing). Acceptable uses include Small Shops (A1), Offices used by the public (A2), Food and Drink Outlets (A3), Business (B1), Hotels (C1), Community facilities / institutions (D1), leisure and recreation facilities (D2), Hostels and Lorry parks. Residential institutions (C2) and Housing (C3) are listed as unacceptable but the pre application enquiry response notes the following:

*"this designation is now considered to be out of date following the adoption of the Core Strategy. Policy CS6(b) identifies the area as a transition area, where manufacturing should be encouraged to relocate. Policy CS17 (j) which relates to the city centre quarters, identifies Kelham/ Neepsend as formerly dominated by industry but becoming a focus for new riverside housing and jobs.*

*Development of the site for housing would help to achieve the aim of Core Strategy Policy CS24 which seeks to maximise the use of previously developed land for new homes. Core Strategy policy CS26 aims to make efficient use of land for new housing, setting out appropriate density ranges depending on location and accessibility. This site is near to the City Centre being situated on the ring road, and the appropriate density range is therefore at least 70 dwellings per hectare.*

*Options one and two would both achieve densities in excess of 70 dwellings per hectare, however, option three as indicatively illustrated does not appear to meet this requirement."*

The pre application enquiry response also advises that Community Infrastructure Levy and Affordable Housing contributions are rated zero in this location.

For further information on planning please contact Sheffield Council's planning department direct.



## DATA ROOM

Further information relating to the Property is available at [www.ChathamStreet-Sheffield.co.uk](http://www.ChathamStreet-Sheffield.co.uk), including the following:

- Pre Application Enquiry and Response
- Preliminary Flood Risk & Drainage Assessment
- Highways Technical Note
- Topographical Survey
- Heritage Desk-Based Assessment
- Preliminary Noise Impact Assessment
- Utilities Briefing Report
- Ecological Impact Assessment & Biodiversity Metric
- Land Condition Summary Statement
- Title Documents & Summary Report



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## SERVICES

Prospective Purchasers are advised to make their own enquiries with the relevant service providers.

However, we understand there is a sewer running north to south across the Property (see Utilities Briefing Report).

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The Property is offered subject to, and with the benefit or burden of all existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

## TENURE

The Property is to be sold Freehold with vacant possession and limited title guarantee.

## VAT

We understand that the Property is elected for VAT and therefore VAT may be chargeable on the sale.

## METHOD OF SALE

Both unconditional and conditional offers for the freehold interest of the Property with limited title guarantee, are invited by way of informal tender on or before 12 noon on 31st May 2022.

The vendor does not undertake to accept the highest nor any offer.

## VIEWINGS

Viewings should be arranged by prior appointment with the selling Agent. Viewers and visitors of the Property do so at their own risk as BNPPRE take no responsibility for any injury or accidents.

## CONTACTS

For more information or to arrange viewing please contact:

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E alex.willis@bnpparibas.com

### Alisdair Gillespie

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