

MILTON WORKS

MILTON STREET, SHEFFIELD, S3 7UF

FOR SALE

DEVELOPMENT OPPORTUNITY - WITH FULL PLANNING

MILTON
WORKS



DESCRIPTION

- The property extends to 0.60 ha (1.49 acres) and is irregular in shape.
- The site is generally flat and level, and the majority of the site is currently used as a surface car park.
- There are the minor remnants of the former works in the south east of the site, in the form of brick and stone walls which will need to be demolished in order to facilitate the consented scheme.
- The site has frontage onto Milton Street, Headford Street, Hanover Way and Hodgson Street. Access to the site can be gained from either Hodgson Street or Milton Street.

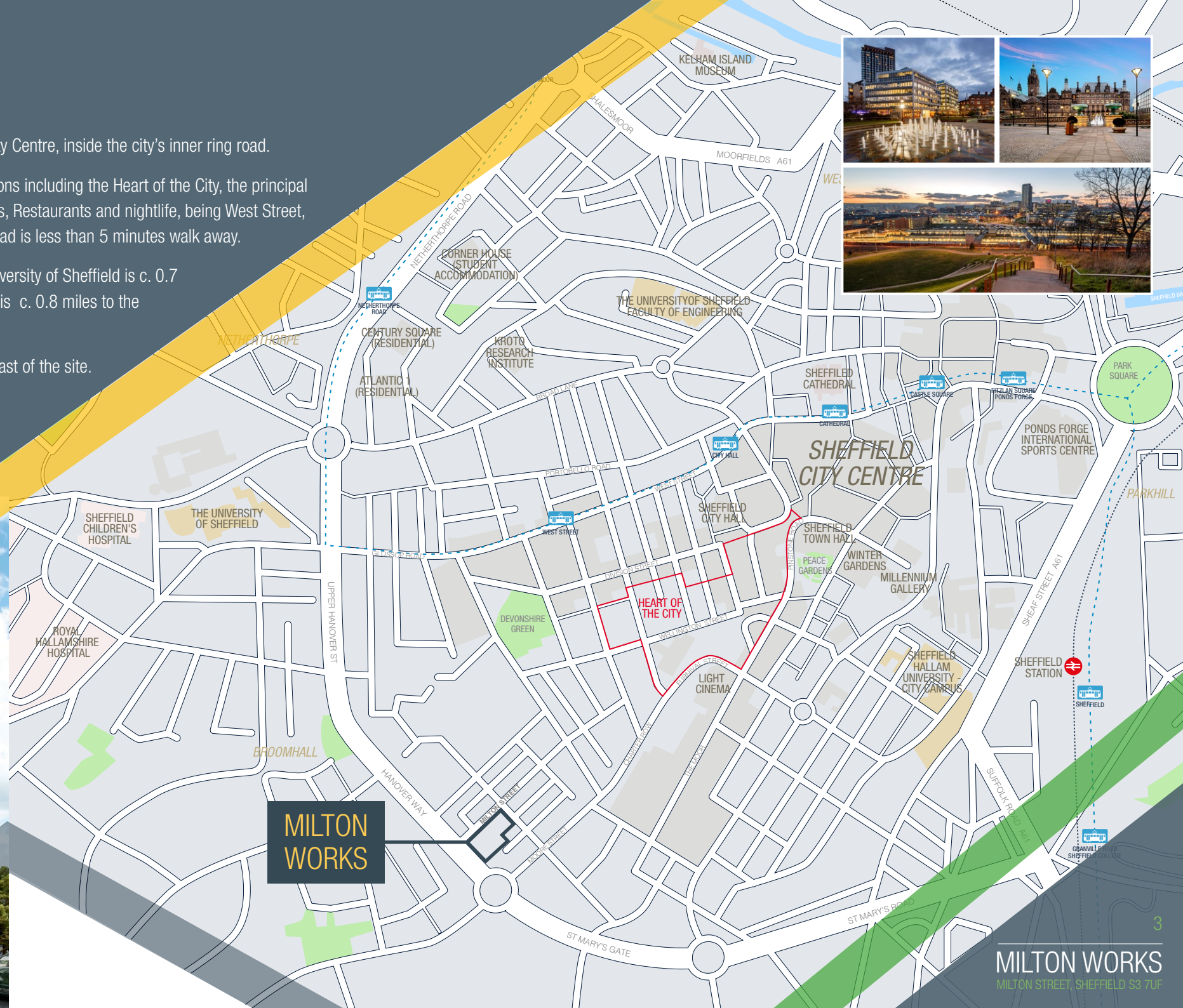
LOCATION

Milton Street is located on the south western fringe of Sheffield City Centre, inside the city's inner ring road.

The site is within excellent proximity to the key City Centre attractions including the Heart of the City, the principal shopping pitches of The Moor and Fargate and main areas for Bars, Restaurants and nightlife, being West Street, Division Street and Leopold Square. The ever popular Ecclesall Road is less than 5 minutes walk away.

Milton Works is also close to both of the city's universities. The University of Sheffield is c. 0.7 miles to the north west of the site, and Sheffield Hallam University is c. 0.8 miles to the north east of the site.

Sheffield Railway station is located c. 1 mile to the north east of the site.



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TOWN PLANNING

The site was granted full planning consent for “Demolition of existing structures and erection of a mixed-use development between 4 to 26 storeys with 372 residential apartments including 5 live work units, retail/commercial floorspace (A1 with no more than 225sqm of floorspace/A2/A3/ A4/B1 Use Class) at ground floor, ancillary facilities, amenity space and associated parking (As Amended Plans)” on 29th August 2019 (ref: 18/03849/FUL (Formerly PP-06866526)).

Below details an accommodation schedule of the proposed scheme.

Type	Block A	Block B	Block C	Spaces	Total
Live/Work	5	0	0	Standard	138
1 Bed	26	29	60	Accessible	8
2 Bed	26	78	126	Cycle (internal)	210
3 Bed	13	9	0	Cycle (external	10
Total	70	116	186		

Type	Total	Ratio	Retail	Sq M	Sq Ft
Live/Work	5	1%	A1 Retail Unit (1 storey)	245	2,635
1 Bed	115	31%	Unit 1 (2 storey)	325	3,495
2 Bed	230	62%	Unit 2 (2 storey)	430	4,625
3 Bed	22	6%	Hub (2 storey)	350	3,765
Total	372	100%	Total	1,350	14,520



TENURE

The property is offered for sale Freehold (save for the area edged Blue which is by way of Assignment of an 800 year Lease)





INSPECTION

The property can be inspected from the street.

Prospective purchasers should be aware the inspections are made at their own risk and no liability is accepted by the owner or their agents.

DUE DILIGENCE

Further information can be downloaded from the online portal. No guarantee or warranty can be given regarding the due diligence for the site and prospective occupiers and developers should rely on their own investigations.

OFFERS

The site is offered for sale by informal tender. We are seeking offers on either an Unconditional or Conditional basis, to be submitted to either Henry Burton, Robert Hogarth or Hannah Partington via email, by Monday 16th March 2020.

PURCHASER NOTICE

The vendor does not undertake to accept the highest or any offer received, and will have absolute discretion in this regard



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CONTACT DETAILS

All enquiries and requests for further information should be made of the sole marketing agent



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