

# Kelham Island

SHEFFIELD

Extending to 1.54ha (3.8 acres)

Planning consent for 310 no. 1  
and 2 bed apartments

Suitable for a range of  
alternative uses (subject to the  
necessary consents)



## SUMMARY

Freehold development opportunity located approximately 0.5km west of Sheffield city centre and in close proximity to both the University of Sheffield and Sheffield Hallam University.

Extending to approximately 1.54 Ha (3.8 acres), benefitting from planning consent for 310 No 1 & 2 bed apartments.

Attractive heritage riverside location, adjacent to successful Phase I of Kelham Riverside and Island Museum.

Established residential market location.

Suitable for a range of alternative uses and short term income producing opportunities (subject to the necessary consents).

## LOCATION & SITUATION

The site is located approximately 0.5km north west of Sheffield city centre, in the heart of the Kelham area of the city. The surrounding area has seen significant regeneration in recent years, most notably in the form of the recently completed Phase 1 of Kelham Riverside, a thriving urban village including residential apartments, office accommodation, leisure and retail uses. The award winning Fat Cat public house, one of the UK's highly regarded hostelries abuts the sites main entrance.





## DESCRIPTION

The site totals 1.54 Ha (3.8 acres) and consists of a range of former industrial buildings together with a Grade 2 listed Green Lane Works and Eagle Works, both occupying the western part of the site. The northern boundary abuts the Mill Race, with Kelham Island Museum beyond. Green Lane and Alma Street run along the southern and eastern boundaries, and provide direct access to the city centre.

The existing buildings (with exception of those Listed) have been stripped out, and now may lend themselves to short term income generating uses.

The successful Phase I of Kelham Riverside is situated adjacent to the site to its north, providing a range of residential, office, leisure uses, and include a micro brewery and restaurant. The wider Kelham Island urban village provides a range of facilities, including convenience retail, and several bars, bistros and restaurants. This area of the city already benefits from a local population of around 4000, with a number of additional schemes in the development pipeline.

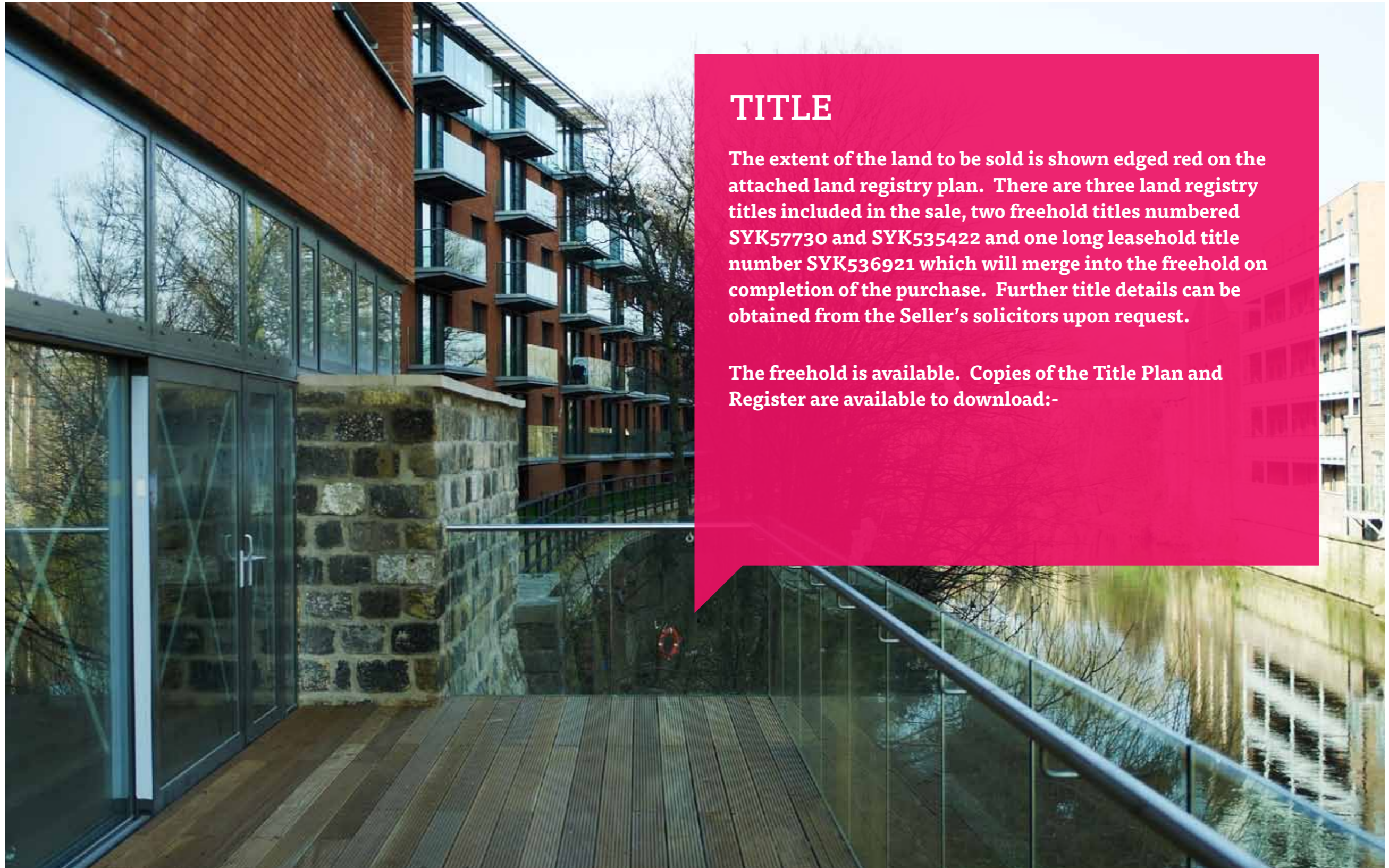


## PLANNING

The land benefits from planning permission for the demolition of the majority of buildings, alteration and conversion of Green Lane Works and the construction of 2/3/4/5 storey buildings to provide 310 No 1 & 2 bedroom apartments with basement car parking (planning ref 04/02017/FUL).

The local planning authority have accepted that a material start has been made on site triggering the planning consent.

The site, owing to its location, lends itself to a wide range of other uses, subject to the necessary consent.



## TITLE

The extent of the land to be sold is shown edged red on the attached land registry plan. There are three land registry titles included in the sale, two freehold titles numbered SYK57730 and SYK535422 and one long leasehold title number SYK536921 which will merge into the freehold on completion of the purchase. Further title details can be obtained from the Seller's solicitors upon request.

The freehold is available. Copies of the Title Plan and Register are available to download:-

A photograph of a modern, multi-story brick building with glass balconies. The building is situated on a hillside, with a paved walkway and a green lawn in the foreground. The sky is overcast. A semi-transparent red box is overlaid on the left side of the image, containing text.

## FURTHER INFORMATION

Additional reports available are:-

## VIEWINGS

To arrange to view the premises, please contact Julie Hawley.

Tel: 0114 273 0329

Email: [julie.hawley@saxtonmee.co.uk](mailto:julie.hawley@saxtonmee.co.uk)

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