

FREEHOLD RESIDENTIAL DEVELOPMENT OPPORTUNITY

FOR SALE



**The Sawmill, Egerton Lane, Sheffield
S1 4JX**

Eddisons

THE SAWMILL

EGERTON LANE, SHEFFIELD, S1 4JX



Agreement

For Sale



Detail

Freehold Residential
Development



Price

£750,000



Size

466.6 sq m (5,022 sq ft)



Location

Sheffield, S1 4JX



Property ID

751.1232049

For Viewing & All Other Enquiries Please Contact:

PAUL ODDY

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Director

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Property

The premises comprises a former Sawmill of cement rendered brick construction over ground and first floors.

Access is via an entrance on Egerton Lane leading to all parts of the vacant accommodation.

Further access/egress is available to the rear of the property via the gated and fenced yard from Evans Street.

The site extends to 0.15 acres or thereabouts including a large secure car park fronting 3 public highways and benefits from full planning consent ref: 24/02382/FUL for the development/refurbishment of a total of 18 apartments on the property.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground Floor		
Workshops	232.0	2,497
First Floor		
Workshops	234.6	2,525
Total GIA	466.6	5,022

Energy Performance Certificate

Available upon request from the agent.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

The property benefits from Full Planning Consent for 18 apartments in the existing two storey building and a new three storey extension under current ref: 24/02382/FUL.

The development is CIL-liable, with a total charge of £30,571.89. As the scheme is approved in two phases, the CIL is payable in line with the development of each phase:

- Phase 1 (conversion of existing building to 6 flats): £0
- Phase 2 (new-build of 12 flats): £30,571.89

In addition, the Section 106 Agreement requires an Affordable Housing contribution of £27,047 (payable within six months of starting Phase 2), together with a Monitoring Fee of £1,392.32 payable on commencement.

Interested parties are advised to make their own investigations with the Local Planning Authority.

VAT

We understand that VAT is not to be charged on the purchase price. Interested parties are recommended to take their own professional advice.

Rates

Charging Authority: Sheffield City Council
Description: Workshop and Premises
Rateable Value: £10,250

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **For Sale Freehold**.

Price

Guide Price £750,000

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The premises are located within the Sheffield inner ring road at the junction of Milton Street and Evans Street approximately a mile to the west of Sheffield Midland Railway Station and Hallam University. Milton Street is a busy location with a number of purpose built and converted residential apartments nearby.















