



# TAPTON COURT

SHORE LANE, SHEFFIELD S10 3BW

**FREEHOLD FOR SALE**

PRIME SHEFFIELD DEVELOPMENT OPPORTUNITY



# An exceptional opportunity to acquire a significant development site within the Broomhill & Endcliffe conservation areas, Sheffield.



- Prime Development Opportunity suitable for a range of uses (subject to necessary consents)
- Grade II Listed Victorian Mansion, plus 'North Wing' and 'Ranmoor Annexe' extensions, gate house, stone out building complex and grounds extending to circa 3.39 acres (1.37 hectares)
- Attractive location within the Broomhill & Endcliffe conservation areas and sought after S10 postcode
- Circa 1.5 miles west of Sheffield City Centre and 3 miles east of the Peak District National Park
- Offers invited for the freehold interest



*Red boundary line for identification purposes only*



# The S10 postcode area was ranked at No.1 in the 2018 list of Yorkshire's top ten property hotspots by PropCast.



The Property is located within the Broomhill & Endcliffe conservation areas and the sought after S10 postcode area. It lies immediately to the north of Shore Lane, which connects with Fulwood Road to the south and the A57 Manchester Road to the north, offering easy access to Sheffield City Centre and train station circa 1.5 miles to the east and the Peak District National Park circa 3 miles to the west. The primary and secondary schools in the area surrounding the Property are consistently ranked among the best in Sheffield.

The University of Sheffield's Shore Court and Ranmoor Village Student Accommodation lie immediately to the west and south of the Property respectively, with Broomhill shopping centre less than 0.5 miles to the east. The University of Sheffield, the Royal Hallamshire Hospital, the Botanical Gardens and Weston Park Museum are all within 1 mile of the Property.

Sheffield is the fourth largest city in the UK with a population of 551,800 (2011) with 7.5% population growth since 2001. The S10 postcode area was ranked at no. 1 in the 2018 list of Yorkshire's top ten property hotspots by PropCast. It was also listed among the most desirable places in the UK for professionals aged between 25 and 44 years old to buy a property in a survey by Lloyds Bank in 2016, with the suburb of Fulwood included in The Sunday Times Best Places to live in 2017.







## The Property

The Property extends to circa 3.39 acres (1.37 hectares) and comprises 4 elements. These are Tapton Court, the Ranmoor Annexe, a stone out building complex within a walled courtyard and a two-storey gate house. There are mature trees throughout the grounds of the Property and a private drive which provides access from Shore Lane to the south, close to its junction with Fulwood Road. There is a further unused access from Manchester Road to the north.

Tapton Court is understood to have been built for John Henry Andrew, a steel manufacturer, as his residence in 1868. It gained Grade II Listed status in 1995.

During the twentieth century Tapton Court was altered and substantially extended, including the development of a three storey north wing and the Ranmoor Annexe, with the whole Property most recently used by the University of Sheffield as nurses' accommodation.

The exterior of the two storey original principal Tapton Court building is an irregular, generally asymmetrical, picturesque and quite modest interpretation of the Italian Renaissance style, built from coursed dressed gritstone, with a band course between stages. The relatively low pitched roofs have projecting stone moulded corniced eaves supported by stone modillions, with the gable ends designed on the east and west elevations as broken pediments. The entrance on the eastern façade comprises a square portico with paired Corinthian columns surmounted by an entablature and a balustrade with piers.



Internally the original principal Tapton Court building comprises two floors centred on a top-lit hall surrounded by galleries at first floor level on three sides. The central court is approached from the external portico on the eastern façade, through an entrance hall and with a major room opening off the opposite side of the court. The southern side of the court is flanked by corner rooms separated by a central hallway which gives access to the garden and also houses the main staircase. Sections of the original service wing to the north still survive, however, the westernmost range of the wing was replaced in the twentieth century by a three storey wing, including a large room designated a ballroom at ground floor with nurse accommodation above. We understand the total Gross Internal Area of the original principal building and 'North Wing' extension is in excess of 17,300 sq. ft.







# Town Planning

The Development Plan for the Property comprises the adopted Sheffield Unitary Development Plan (1998) and the Sheffield Core Strategy (2009).

The Property is allocated within a 'Housing Area' in the UDP, as well as within the Broomhill & Endcliffe conservation areas. Within a 'Housing Area', in accordance with Policy H10, housing (C3) is stated as the preferred use, with small shops (A1), offices (A2), food and drink outlets (A3), business (B1), hotels (C1), residential institutions (C2), community facilities (D1), leisure facilities (D2) and hostels listed as acceptable uses. Further detail on other relevant planning policies is set out in the Planning Brief.

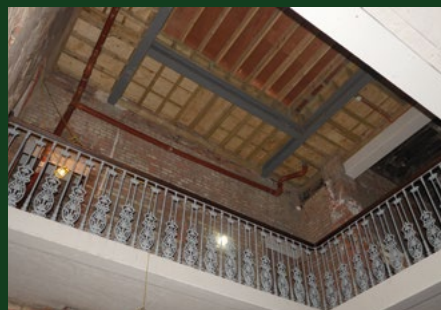
We understand from Sheffield Council that the trees on the site are not subject to Tree Preservation Orders. However, the Conservation Area status means that consent will be required for any works to trees or demolition of buildings.

The Heritage Statement includes an assessment of the potential for redevelopment of the Property in light of the Grade II Listing. This considers there to be a realistic prospect of Planning and Listed Building Consent being granted for the demolition and replacement of the twentieth century 'North Wing' and 'Ranmoor Annexe' extensions with a more sympathetic proposal which would enhance the appearance and significance of the original nineteenth century buildings. The scope of the restoration work to be undertaken for the damaged, destroyed or removed architectural fabric and detailing of the retained buildings will also need to be agreed with the Conservation Officer.

Following a fire in 2010, essential primary repair and rebuilding to restore Tapton Court to shell condition were undertaken in accordance with the Listed Building Consent granted in 2011 (ref. 11/00071/LBC).

A further mid twentieth century addition is the 'Ranmoor Annexe' which was built to provide further accommodation for nurses. It comprises circa 120 bedrooms over 3 floors, with a semi basement at its south east end where the external ground level is lower and a total Gross Internal Area in excess of 21,800 sq. ft.

A stone out building complex sits within a walled courtyard and is located in the north east corner of the Property and has a footprint of circa 1,600 sq. ft. In addition, the two storey gate house, located on the southern boundary of the Property, at the junction of the private drive and Shore Lane, has a footprint of circa 650 sq. ft.







## Town Planning Cont'd

The Property is shown to lie within the “City Centre West” Affordable Housing Market Area on the Map at Appendix 2 of the SPD. Accordingly, in accordance with Policy GAH2, developers will be required to provide 10% of the gross internal floor area of the development for transfer to a Registered Provider at the Transfer Price (currently set at £850/sq. m. or equivalent provision as agreed with the City Council).

On the Community Infrastructure Levy (CIL) Charging Zones Map, the Property lies within Residential Zone 3. Accordingly, the CIL Charging Schedule (2015) sets out that the Council charge £30 per square metre of new residential development based on the gross internal floor space of the net additional liable development. Other charges include £40 per square metre for Hotel development and £30 per square metre for Student Accommodation. The CIL charges are all subject to an additional indexation charge.



## Further Information



Further information for the site is available at [www.taptoncourtsheffield.com](http://www.taptoncourtsheffield.com), including the following:

Planning Brief (DLP)	Heritage Statement (David Lewis Associates)
Topographical Survey	Listed Building Consent for repair and rebuilding
EPC and Recommendation Report	Asbestos Removal Close Out File
Asbestos Statement & Safety Inspection Report	Utilities Report
Floor Plans	Tree Survey

## Method of Sale

Offers are invited by way of informal tender for the freehold interest in the Property with limited title guarantee. All interested parties must confirm they have understood and accounted for the further information on the Property available at [www.taptoncourtsheffield.com](http://www.taptoncourtsheffield.com) in any offer.

Both conditional and unconditional offers will be considered and these must be submitted to Alex Willis at BNP Paribas Real Estate no later than 12 noon on Friday 14th June (email offers are acceptable) and should include the following information:

- Details of any conditions attached to the offer, as well as the steps necessary to remove the conditions and the anticipated timescales for doing so;
- Confirmation that the further information available at [www.taptoncourtsheffield.com](http://www.taptoncourtsheffield.com) has been understood and accounted in the offer;
- Solicitors details and full evidence of financial ability to complete the purchase;
- Details of any overage or clawback proposed within the offer.

The vendor does not undertake to accept the highest nor any offer. Where an offer is made by an agent it must be accompanied by a letter from their principal outlining and confirming the basis of the offer made.

In accordance with Anti Money Laundering regulations, buyers will be required to provide proof of identity and address prior to an offer being accepted and solicitors instructed.



# Viewings



**Viewings are strictly by appointment only.**

For additional information or to arrange a on-site inspection, please contact the vendor's sole agent BNP Paribas Real Estate:

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