

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

**T 0114 272 3888**

Hawk Works, 105A Mary Street, Sheffield S1 4RT

# For Sale

**The Players Lounge, 20 Yew Lane, Ecclesfield,  
Sheffield S5 9AN**



- Residential Development Opportunity
- Potential for 2 Detached, 4 Semis & 4 Apartments
- Site Area - 0.5 acres
- Current Use - Snooker Club & Bar
- Freehold For Sale

[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)

## LOCATION

Ecclesfield is a popular suburb of Sheffield some 4 miles to the north of the city centre.

The property is located in the heart of Ecclesfield in a predominantly residential area where there have been a number of recent housing schemes.

## DESCRIPTION

This is a roughly rectangular site which currently houses a bar/club premises.

The site slope slightly to the rear and has good frontage to Yew Lane.

## ACCOMMODATION

**Site Area**                      **0.5 acres**                      **0.202 ha**



## PLANNING

The premises currently have an A4 (Drinking Establishment) use however within the UDP the property is within a Housing Area and within the Ecclesfield Conservation Area.

## DEVELOPMENT POTENTIAL

MH Design have produced a potential residential layout scheme showing –

- 2 x 4 bed detached houses
- 4 x 3 bed semi-detached houses
- 4 x 2 bed 4 apartments.

A purchaser may wish to prepare their own scheme to suit their own requirements.

## TENURE

The property is held Freehold. The existing bar/club is owner operated and therefore full vacant possession will be given on completion.

## PRICE

Offers in the region of **£495,000** are invited for the benefit of the freehold interest. Both unconditional offers and offers conditional upon planning will be considered.

## VAT

VAT will **NOT** be charged on the sale of the property.

## RATING

The current internet rating assessment is: -

Club & Premises - R.V. £11,250

## MONEY LAUNDERING

In order to comply with Money Laundering Regulations, purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

## VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from Martin Crosthwaite at Crosthwaite Commercial on 0114 272 3888 or email [martin@crosthwaitecommercial.com](mailto:martin@crosthwaitecommercial.com)



**SUBJECT TO CONTRACT & AVAILABILITY**

**March 2019**



**Illustrative CGI's**



**Potential Site Layout**



**Overall Scheme**



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**Apartments**



**Yew Lane Elevation**