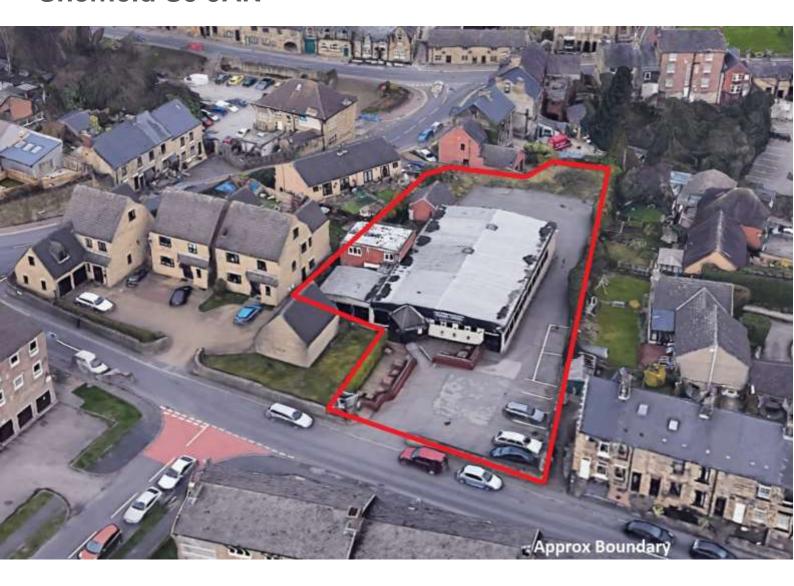
Property Consultants



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



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



SUBJECT TO CONTRACT & AVAILABILITY

March 2019



Illustrative CGI's



Potential Site Layout



Overall Scheme





Apartments



Yew Lane Elevation