

FOR SALE

THORNCLIFFE CRICKET & SOCIAL CLUB
89 LOUND SIDE
CHAPELTOWN
SHEFFIELD
S35 2US

- LONG ESTABLISHED CRICKET & SOCIAL CLUB
- CLUB HOUSE OF 473 SQ M (5,091 SQ FT)
- PAVILION BUILDING OF 147 SQ M (1,582 SQ FT)
- 1.36 HECTARE (3.35 ACRE) GROSS SITE AREA



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Location

The property is located in the Chapeltown area of Sheffield some 7 miles north of the city centre.

The surrounding area is reasonably well built-up with properties generally comprising housing, whilst Chapeltown district centre is located to the immediate south-east where there is a wide range of local amenities and services available to include Chapeltown train station.

Description

The property comprises a long-established cricket and social club.

It occupies a site extending to around 1.36 hectares (3.35 acres) in total, the majority of which comprises the cricket pitch. To the rear of the site there is a club house, a pavilion building and an area of car parking, whilst to the front corner there is a section occupied as allotments.

The club house provides a large open bar lounge with games room area and bar counter, customer toilets, restaurant/function room with bar counter and carvery serving station, office, meeting room, catering kitchen, staff toilet, wash-up areas and various stores.

The pavilion building provides a tea bar and team changing rooms.

Accommodation

The approximate gross internal floor areas are:		
	Sq M	Sq Ft
Club House	473	5,091
Pavilion Building	147	1,582
Total GIA	620	6,673
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		

EPC

The Energy Performance Assessment Rating of the Club House is Band C (61), whilst the Energy Performance Assessment Rating of the Pavilion Building is Band B (42).

Outgoings

Under the 2017 Rating List the property has an entry as 'Sports ground and premises' with a rateable value of £16,000.



Planning

Under the Sheffield Unitary Development Plan, the site is allocated as 'Open Space Area'.

Tenure

The property is available freehold.

Special Note

Thorncliffe Cricket Club would wish to retain use of the pavilion building and cricket pitch if that can be accommodated by the purchaser and dependent on terms. Offers are therefore invited on the basis of such an arrangement being entered into, or the property being sold free of any such obligations.

Price

Offers in the region of £395,000.

Viewing

For further information and viewing arrangements, please contact:

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