

# Prime, City Centre Residential Development Opportunity

## 0.17 Acres (0.07 Hectares)

- Site with full planning consent
- Close to popular amenities and city centre attractions
- Excellent access to inner ring road and South Western suburbs

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### Location

The subject site is located on the corner of Milton Street and Fitzwilliam Street within the Devonshire Quarter of Sheffield City Centre. Fitzwilliam Street links Division Street and West Street to the North and Moore Street to the South.

Sheffield's Inner Ring Road is located within 500m to the South West, which in turn links to Sheffield Main Line Train Station and the A57 (Sheffield Parkway) leading out to J33 of the M1.

### Description

Prime Residential Development Opportunity with Full Planning Consent.

Corner plot within the heart of the Devonshire Quarter of Sheffield City Centre, part of a thriving area of the city, close to the main retail areas of The Moor and Division Street as well as being within close proximity to both the University of Sheffield and Sheffield Hallam University Campuses.

The site sits adjacent to the 850 bed, 15 storey Fusion Student Halls of residence, as well as a number of private residential schemes.

The site has full planning consent for an 11 storey development of 95 residential units (14x2bed, 53x1bed, 28xStudio).

### Accommodation

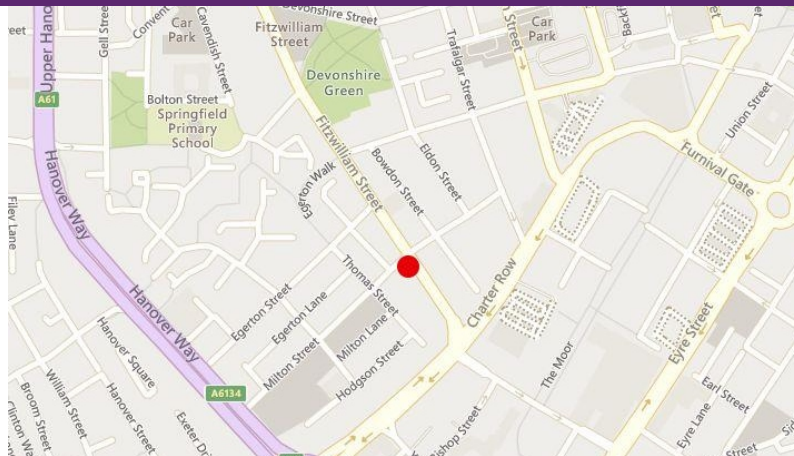
The site is a cleared site, regular in shape, comprising 0.17 Acres (0.069 Hectare).

### Terms

The Freehold interest of the site is available at a price to be agreed upon application.

### VAT

All figures are quoted exclusive of VAT at the prevailing rate.



### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bear their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP

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