



# MILTON STREET

SHEFFIELD S3 7UF

Prime City Centre  
Residential  
Development  
Opportunity

FOR SALE



## DESCRIPTION

The property comprises the mainly cleared site of former industrial and commercial buildings (and earlier housing) currently in use as a public car park.

## PLANNING CONSENT

The site has implemented planning consent for mixed-use development between 4 and 26 storeys incorporating 410 residential apartments, retail/commercial floorspace (A1/A2/A3/A4/B1 uses), ancillary facilities, amenity space and associated parking.





## LOCATION

The property is located in a prominent position in Sheffield City Centre, with frontages onto Hanover Way (the Inner Ring Road), Milton Street, Hodgson Street, and Headford Street.

The site sits within The Devonshire Quarter in Sheffield City Centre. This is a vibrant and eclectic area known for its mix of independent shops, cafes, and lively nightlife. The area boasts a wide variety of residential uses as well as numerous green spaces, including the popular Devonshire Green, within close proximity to the subject site.



Google map [click here](#)



What3words: [flag.other.sharp](#)

MILTON STREET









PREMIER  
INN

THE IRONWORKS  
PRIVATE  
APARTMENT  
SCHEME

THE  
PRINTWORKS  
PRIVATE  
RESIDENTIAL

VELOCITY  
TOWER CITY  
LIVING

WAITROSE

LIV  
STUDENTS  
PBSA

PEAK DISTRICT  
NATIONAL  
PARK

ECCLESALL  
ROAD

MILTON  
STREET

A61  
HANOVER WAY

MILTON ST



## WHY SHEFFIELD?

Sheffield is the capital city of South Yorkshire, approximately 30 miles south of Leeds, 35 miles east of Manchester, and 140 miles north of London. By population (820,600 in 2021, source: CentreforCities.org) and GDP (>£15 bn, source: varbes.com), Sheffield is a top five city in the UK, with 1.8 million people participating in its economy.

Sheffield is an international city with two world-class universities—The University of Sheffield and Sheffield Hallam University—which together host over 60,000 students and attract talent from around the globe. Both universities are highly regarded, with the University of Sheffield particularly known for its leading research in fields such as advanced manufacturing and biosciences, while Sheffield Hallam is renowned for its applied learning programs that directly contribute to the local economy. This academic reputation helps Sheffield compete on a global stage, attracting talented people, inward investors, major events, and tourists.

Renowned for its heritage in steel-making and metallurgy, Sheffield has an international legacy as an important industrial city in the 18th, 19th, and 20th centuries.

Today, it is home to innovative global brands, including McLaren, HSBC, and Boeing, and an evolving hub of creative arts and technology. Sheffield is an energetic and vibrant city, attracting people to live, work, play, and visit.



## KEY CITY STATISTICS



**c.590,000**  
population,  
projected to grow  
to 607,120 by  
2025 (3.00%)



**5.25%**  
Unemployment  
rate



**c.11.5%**  
Employment  
growth over  
the past  
decade (2011)



**ONLY 1,175**  
Operational  
PRS units  
in Sheffield



**c.18.50%**  
5-year  
rental growth  
for 2-bed  
units





## THE OUTDOOR CITY

Dubbed The Outdoor City, Sheffield is celebrated for its proximity to green spaces, with more than a third of the city lying within the boundaries of the Peak District National Park.

It's a haven for outdoor enthusiasts, offering numerous opportunities for hiking, climbing, cycling, and other outdoor activities. Sheffield also hosts a variety of outdoor events, such as The Outdoor City Festival on Devonshire Green, the Tramlines Fringe events, the Cliffhanger Festival and the Cambridge Street Collective food hall (Europe's largest food hall), adding to the city's vibrant cultural scene and appeal.



South Yorkshire Mayoral Combined Authority's Strategic Economic Plan 2021-2041 aims to create 70,000 new private sector jobs and 6,000 new businesses, helping to drive further growth in economic output across the regional economy by £7.6 billion by 2041. Sheffield City Council's vision is to see 20,000 new homes created within the city centre within the next 15 years.



Cliffhanger Festival

## KEY ATTRactions

- The Festival of the Outdoors  
<https://www.welcometosheffield.co.uk/visit/headline-events/festival-of-the-outdoors/>
- The Fringe at Tramlines  
<https://www.welcometosheffield.co.uk/visit/headline-events/the-fringe-at-tramlines/>
- Cambridge Street Collective Food Hall  
<https://cambridgestreetcollective.com/>
- Leah's Yard - Independent Retail Destination and Workspace  
<https://leahsyord.com/>
- Eye Witness Works Residential Scheme  
<https://www.capitalandcentric.com/eyewitness>



Cliffhanger Festival



Cambridge Street Collective Food Hall



Tramlines Fringe



## TENURE

The site is offered freehold with vacant possession.

## VAT

We understand that VAT will be charged at the standard rate on the purchase price.

## AML POLICY

In accordance with anti-money laundering regulations two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

## VIEWING

The site can be viewed from the public highway. Access on to the site is by prior arrangement only with the agents. Please note that Commercial Property Partners and/or the Vendor take no responsibility for any loss or injury caused whilst carrying out a site visit.

## PROPOSAL

The interest is sought for the sale of the site on an 'all enquiries' basis.



## CONTACT

Please contact the Selling Agents for further information.

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