



COMMERCIAL PROPERTY PARTNERS

**For Sale**

Dog Kennels Lane  
Kiveton Park  
Sheffield  
S26 6NQ



## 3.75 Acres (1.52 Hectares)

- Majority Hard Standing Site
- Potential Industrial Development Site - Subject to Planning
- Close to J31 M1

# 3.75 Acres (1.52 Hectares)

## Location

The site entrance is located along Packman Lane, close to Dog Kennels lane in Kiveton Park. The site is opposite Kiveton Park railway station and close to the (B6059) Dog Kennels Lane, which is a main arterial route.

The site provides good transport links to J31 of the M1 motorway which is located approximately 2.5 miles North West of the site.

## Description

The site comprises 3.75 acres of land with large sections concrete hard standing. The site is secure with the rail line and canal on either side. Access to the site is along Packman Lane.

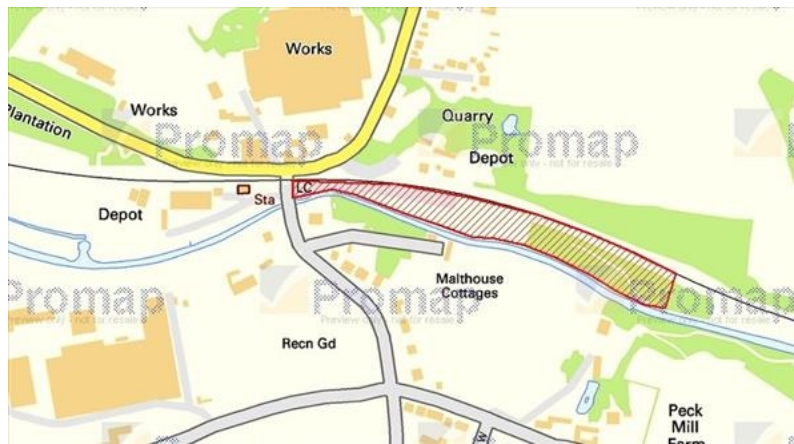
The site is suitable for open storage or potentially as an industrial development site, subject to the necessary planning consents.

## VAT

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

## EPC Rating

EPC Available upon request



## 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 bare their own legal costs in the transaction.

## Further Information

For further information please contact the sole agents CPP

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