

FOR SALE.



Grade II Listed Office Headquarters Complex of 17,386 sq ft (1,615 sq m) on a site of 10.14 acres to the south west of the city with development opportunity.



***Banner Cross Hall, Ecclesall Road South,
Sheffield, S11 9PD.***

Location.

Banner Cross Hall fronts Ecclesall Road South (the A625), a main arterial link from the city core to the affluent south western suburbs and Peak District National Park beyond. The property may be approached taking Ecclesall Road and Ecclesall Road South (the A625) from the city core/Ring Road, through the hospitality and retail zone, which benefits from occupiers such as Marks & Spencer, Waitrose, Lost & Found and Nonna's to name but a few.

Continuing past Hunters Bar roundabout, Hallamshire Tennis & Squash Club and Endcliffe Park towards the Banner Cross suburban retail zone, Banner Cross Hall is located on the left hand side prior to the junction with Carter Knowle Road and Ringinglow Road, within the affluent Ecclesall Residential suburb. The property is approximately 2 ½ miles from the city core and approximately 2 ½ miles from the Peak District border going out towards the Hope Valley location.

Amenity within walking distance of Banner Cross Hall itself includes the neighbourhood shopping parade just beyond Carter Knowle Road with the Prince of Wales pub, Roses Bakery as well as a chemist, fish monger and a card shop.

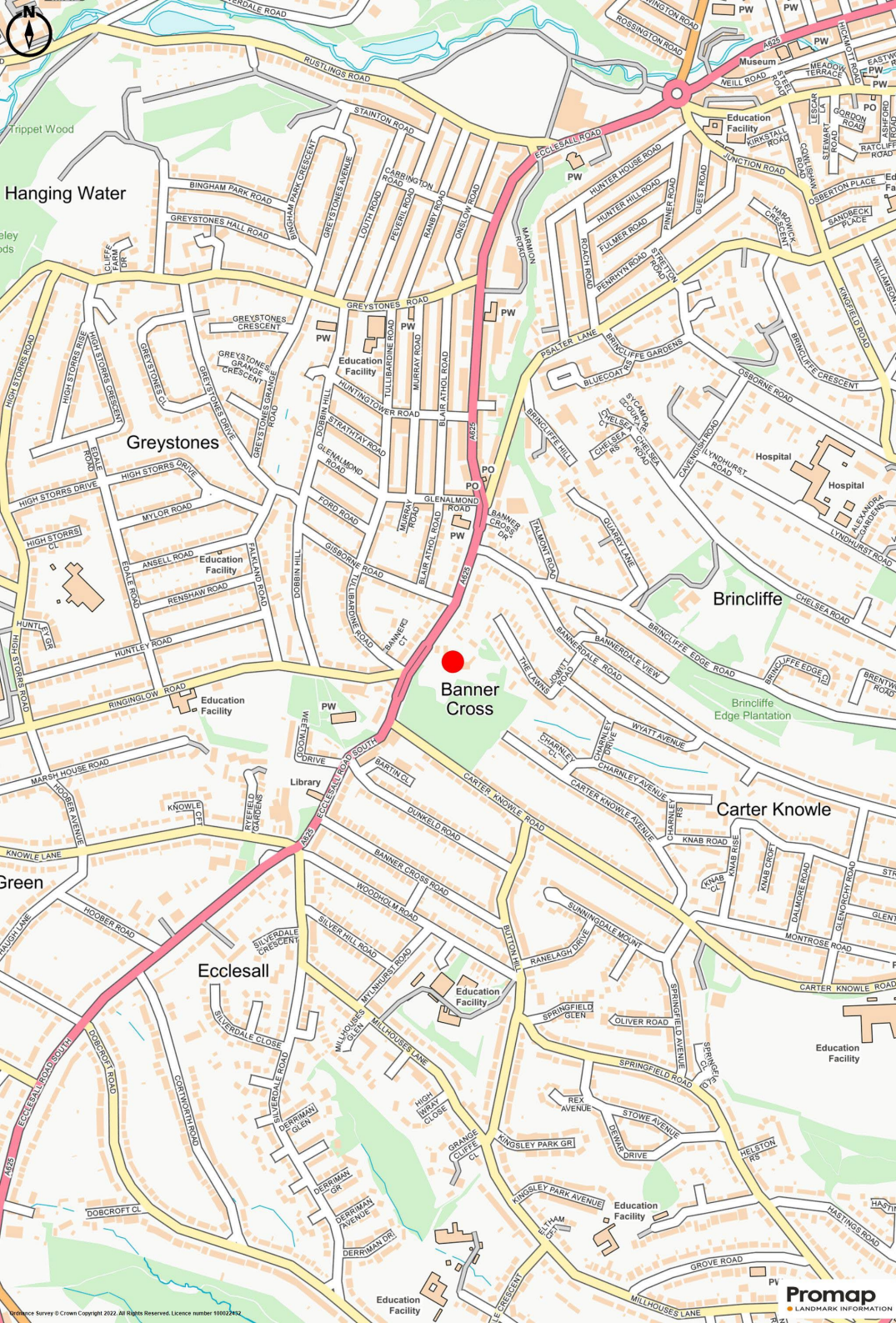
Alternatively, the Banner Cross retail quarter is within 10 minutes walk.

The property is easily accessible by car with substantial car parking available on site, alternatively public transport is well served with regular bus services immediately available on Ecclesall Road and Ecclesall Road South.

SAT NAV: S11 9PD

Description.

The property has most recently been used as an office headquarters with ancillary accommodation totalling 17,386 sq ft, (1,615 sq m) on a site of 10.14 acres. Although currently used as offices, this unique opportunity could suit a number of alternative uses including residential, retirement living, leisure, education, hospitality etc subject to appropriate consents. We believe the property will be of interest to a broad market including owner occupiers, developers and investors.







Accommodation.

We understand the property extends to the following approximate Net Internal Areas (NIA), on a site area totalling circa 10.14 acres (4.104 hectares):

(1) Main Hall

Description	Sq ft	Sq m
Ground Floor	5,697	529.3
First Floor	4,567	424.3

(2) Stables

Description	Sq ft	Sq m
Ground Floor	2,590	240.6
First Floor	2,084	193.6

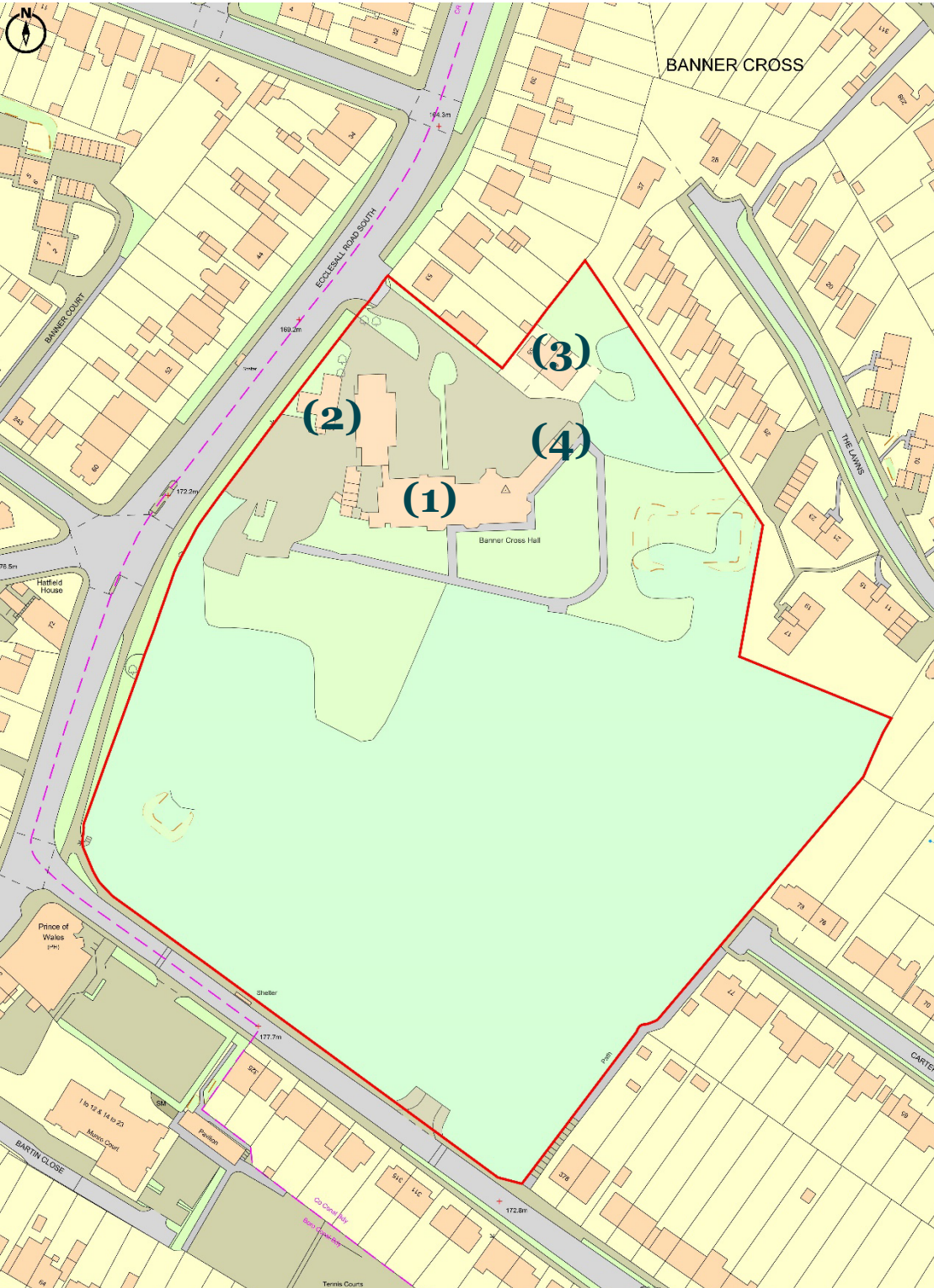
(3) Semi-Detached bungalow

Description	Sq ft	Sq m
Ground Floor	1,773	164.73

(4) Orangery

Description	Sq ft	Sq m
Ground Floor	832	77.3
First Floor	964	89.6

Substantial on site parking available for approximately 75 cars.



Tenure.

We are informed the property is held freehold.

Planning.

The property has been occupied for office and ancillary purposes, however could be of interest to purchasers seeking alternative uses, subject to appropriate consents.

Historically planning consent had been granted for new build development within the grounds for a two to three storey office building totalling approximately 33,222 sq ft (3,088 sq m) with car parking for 125 cars with its own independent access from Carter Knowle Road. The access off Carter Knowle Road has been installed, constituting a meaningful start on the 1990s planning consent.

Business Rates.

The property has a Rateable Value of £91,000. Interested parties should make their own enquiries.

Legal Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.

Terms.

Offers are invited for the Freehold interest.

VAT.

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

Extranet Site.

Should you require further information including site plans and surveys please email Sheffield@knightfrank.com for access to the extranet site.





Contact.



For further information, or to arrange a viewing, please contact sole agents Knight Frank.

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Particulars dated October 2022. Photographs dated September 2022.

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