

An abstract graphic consisting of several nested, slightly offset rectangular frames. The frames are rendered in a dark blue color against a slightly lighter blue background, creating a three-dimensional, architectural effect. The frames are not perfectly aligned, giving the impression of a series of steps or a layered structure.

MIDCITY HOUSE PINSTONE STREET

SHEFFIELD S1 4QR

EXECUTIVE SUMMARY



Prime central Sheffield PRS/BTR Opportunity



Reserved Matters Planning Approval for 25/14/4 Storey scheme comprising a total of 298 residential apartments and 14,478 sq ft of ground floor retail space



0.38 acres (0.154 hectares) site



Established and prime city location with immediate access to a range of services and amenities



Excellent proximity to Sheffield University and Sheffield Hallam University



Approximately 0.5 miles from Sheffield Railway Station



Offers are invited on a conditional or unconditional basis.



Technical & Planning details [can be found here](#)

PRIME LOCATION

The site is located in a prime location in Sheffield City Centre, directly off Pinstone Street a major thoroughfare in the City Centre. The area immediately surrounding the site is a mixture of residential housing and commercial amenity offering a range of office and retail space dating from Sheffield's industrial origins through to contemporary developments.

The site is situated in a premium location in the heart of Sheffield. Directly to the north east of the site is St Paul's Place, which provides for modern office, retail, hotel and residential accommodation. The Peace Gardens and Sheffield Town Hall are c. 250 metres to the north along Pinstone Street. The site is well placed to access both Sheffield Hallam University (0.50 km north east) and Sheffield University (1.0 km west). Sheffield Railway Station is less than 0.80 km to the east linking locally, regionally and nationally.

The site can be accessed from Pinstone Street to the western boundary, Furnival gate to the south and Union Street to the west. The Moor Shopping quarter is directly to the south providing for retailers including Primark, H&M, JD Sports and The Light Cinema.

The Heart of Sheffield is a transformational city centre regeneration vision currently being undertaken by Sheffield City Council, in conjunction with the strategic development partner of Queensbury. There are a number of exciting developments recently completed and ongoing in close proximity to the subject development opportunity.



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

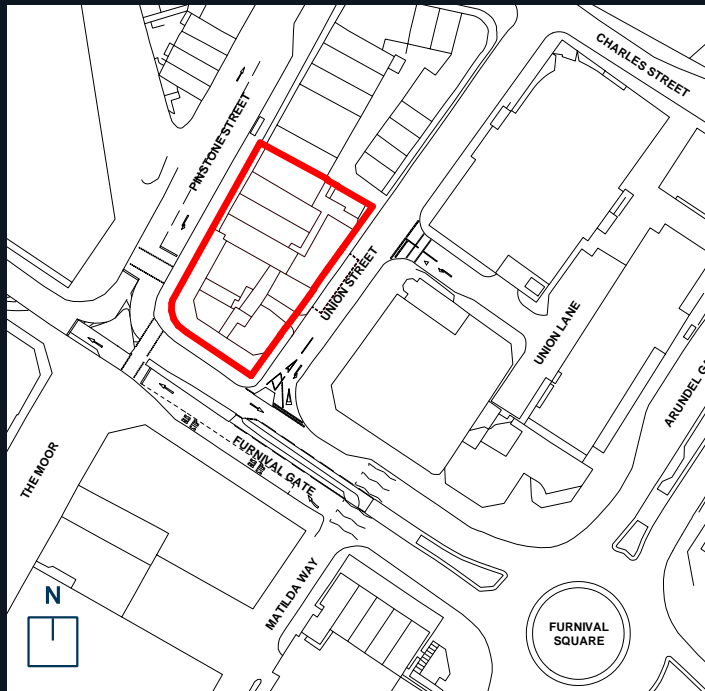
C.18.50%

5-YEAR RENTAL GROWTH, FOR 2-BED UNITS



THE OPPORTUNITY

The site is currently occupied by a 4-storey concrete clad office building, with retail units at the ground floor level set back from the front elevation on two sides forming a covered arcade. The site will be sold with full vacant possession. The site acreage is approximately 0.38 acres (0.154 hectares) in total.



DRONE FOOTAGE

We have had bespoke drone footage commissioned at a height of 120m, which demonstrate the impressive and unrivalled panoramic views the site will have on offer.



DAYTIME FOOTAGE



NIGHTTIME FOOTAGE

THE OPPORTUNITY

APPROVED PLANNING

The site benefits from an extant planning permission for its comprehensive redevelopment, granted under Outline Planning Permission reference 18/02976/OUT and associated Reserved Matters Approval reference 19/04532/REM (as amended by 21/02441/FUL). The approved development comprises 298 residential apartments and associated amenity spaces, alongside 14,478 sq ft (GIA) of supporting commercial floorspace at the ground and first floors within the former A1/A2/A3/A4 use classes (now Class E).

The development comprises three buildings of 25, 14 and 4 storeys respectively (being beneath the maximum height of 32 storeys that was originally permitted by the Outline Planning Permission). The scheme is fully designed to be a best in class scheme meeting highest institutional standards, which includes a generous offering of high quality residential amenity space throughout.

PROPOSED ACCOMMODATION

Levels	Multiplier			
		Retail NIA (sq.ft)	Residential NIA (sq.ft)	Total GIA (sq.ft)
B		0.0	0	9,113.8
Ground (Level 0)		10,407.7	0	15,192.2
M		1,002.3	0	3,919.1
1		3,067.7	7,262	15,254.6
2		0.0	11,129	15,193.2
3		0.0	11,185	15,778.8
4		0.0	8,781	12,332.2
5 to 12	X 8	0.0	8,978	12,330.0
13		0.0	8,978	12,330.0
14		0.0	4,861	7,651.0
15 to 19	X 5	0.0	5,019	7,088.0
20 to 23	X 4	0.0	4,999	7,090.2
24		0.0	3,498	5,758.7
Totals		14,478	172,613	271,046

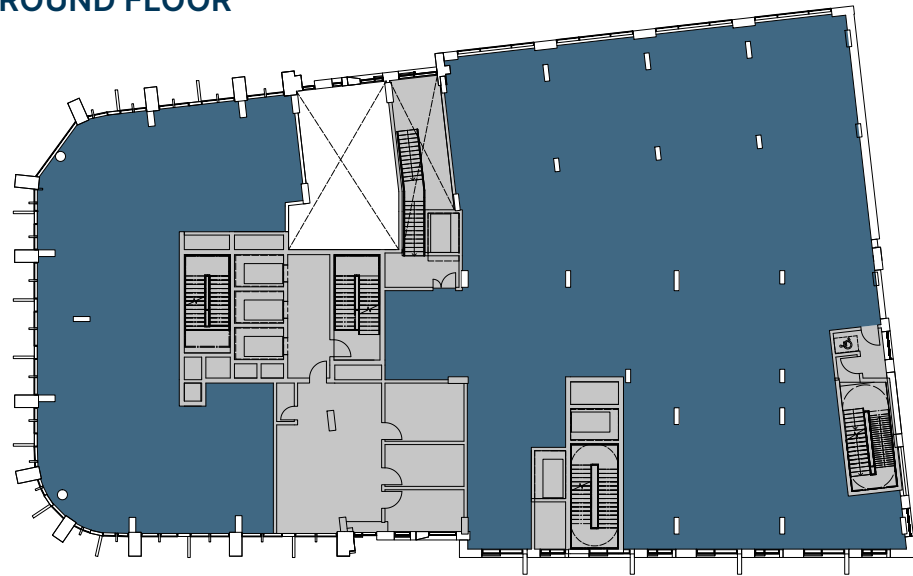
COMMERCIAL SPACE

There is established interest in the commercial space from a major high street bank and a national convenience supermarket. We are happy to provide further information upon request.

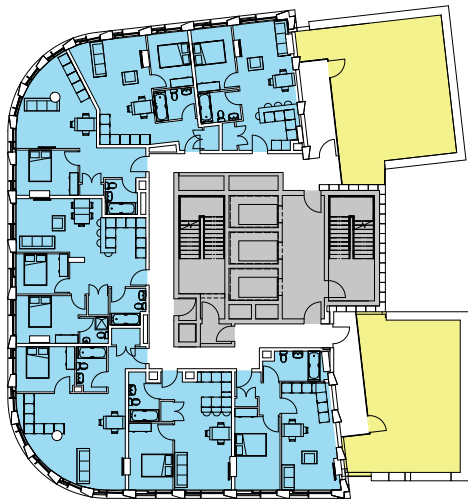
DIGITAL ADVERTISING SCREEN

The Permission includes a full motion digital advertising screen that has the ability to generate a substantial income; further information is available upon request.

GROUND FLOOR



24TH FLOOR



4TH FLOOR



DIGITAL ADVERTISING SCREEN



RESIDENTIAL - ACCOMMODATION SCHEDULE

Type	Quantity	Average NSA (Sq. ft.)	Total NSA (Sq. Ft.)	Total Sq. m.
Studio	28	412	11,530	1,071
1 Bed	157	495	77,738	7,222
2 Bed	113	678	76,625	7,119
Total / Average	298	557	165,893	15,412

- Retail
- Residential
- Amenity terrace

RESIDENTIAL ACCOMMODATION

The latest proposed accommodation is split across three blocks, of 25, 14 and 4 storeys respectively, with a range of studio, 1, and 2-bedroom apartments. There is a range of residential amenity space throughout the scheme. The indicative schedule of residential accommodation is outlined below:

Levels	1-Bed Studio	1-Bed Apartment	2-Bed Apartment	PRS Totals
B	0	0	0	0
Ground (0)	0	0	0	0
1	4	11	0	15
2	3	12	1	16
3	1	10	5	16
4	2	9	5	16
5	2	8	6	16
6	2	8	6	16
7	2	8	6	16
8	2	8	6	16
9	2	8	6	16
10	2	8	6	16
11	2	8	6	16
12	2	8	6	16
13	2	8	6	16
14	0	3	5	8
15	0	2	6	8
16	0	2	6	8
17	0	2	6	8
18	0	2	6	8
19	0	2	6	8
20	0	6	3	9
21	0	6	3	9
22	0	6	3	9
23	0	6	3	9
24	0	6	1	7
Totals	28	157	113	298
Accom. Mix (%)	9%	53%	38%	100%

Note: All numbers are based on the revised GA Plans issued 21/05/2021 in support of MMA application. All values are approximate at this stage until the detailed proposals are progressed.



FURTHER INFORMATION

TENURE

The site is available on a freehold basis.

TECHNICAL INFORMATION

All planning and technical information, is available to interested parties through a data room via **our dedicated website**

PROFESSIONAL TEAM

Our client has assembled a full professional team, with the Stage 3 design completed, which a buyer would have the ability to take over subject to further discussion.

EXISTING WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The site is to be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

VAT

The vendor reserves the right to charge VAT.

METHOD OF SALE

The site is offered for sale by informal tender. We are seeking offers on an Unconditional or Conditional basis, to be submitted to Matthew Jones and William Mullery addressed to the 'Development Department, Savills, 3 Wellington Place, Leeds, LS1 4AP'.

VIEWING

Viewing of the site is strictly by appointment. Should you wish to make an appointment or require any further information, please contact:

DEVELOPMENT

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Joshua Franklin
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07807 999923

OPERATIONAL CAPITAL MARKETS

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