

FOR SALE

Land at High Street, Sheffield

Site Area
0.38 Acres (0.154 Hectares)

Development Opportunity
with Planning Consent

CBRE

 **KINGS
TOWER**
SHEFFIELD



THE OPPORTUNITY

Sheffield is the fifth largest regional city in the UK and in recent years the city centre has gone through a process of heavy regeneration with projects such as the Peace Gardens, Millennium Galleries and the Winter Gardens which were all developed creating key city centre public spaces. Other developments currently underway, including Phase One of Moor redevelopment, the New Retail Quarter (formerly Sevenstone), Phase Three of St Paul's Place (Grade A offices) and most recently, New Era Square. The latter is a proposed £65m, 20-storey mixed leisure, commercial and residential development between London Road and Bramall Lane. The High Street opportunity extends to approximately 0.38 acres (0.154 hectares) and is located within the heart of Sheffield City Centre.

The site benefits from full planning consent for the development of a 39-storey tower plus basement comprising; 206 no. apartments (4 no. studios, 110 no. one beds and 92 no. two beds) with 337 sq.m. of commercial accommodation on ground and mezzanine level.

The opportunity fronts Castle Square and is bounded by King Street to the north, with High Street and Fitzalan Square located to south. Haymarket and retail accommodation is located to the east, with Angel Street and commercial accommodation forming the westerly boundary. There are a wealth of amenities serving the site including shops, restaurants, supermarkets and sports facilities including Ponds Forge International Sports Centre.



39
STOREY
TOWER

206
APARTMENTS

337
SQ M
COMMERCIAL
SPACE

LOCATION

The opportunity is located in Sheffield City Centre which falls within the administrative boundary of Sheffield City Council (SCC). The immediate surroundings comprise a vast array of uses including, residential, office, retail and leisure. Due to the site's position in Sheffield City Centre, the site is extremely well connected both locally and nationally.

Sheffield is located in South Yorkshire some 35 miles south of Leeds, 22 miles west of Doncaster and some 45 miles south east of Manchester. Junction 33 of the M1 motorway is located approximately 5 miles east of the city centre with additional access provided through Junctions 31 to 36.

The A57 (Snakes Pass) is located 1.7 miles west of Sheffield City Centre which provides direct access to Manchester City Centre via Glossop in journey times of approximately 1hr 10 minutes.

Sheffield Railway Station is located approximately one mile from the site which provides peak and three off peak direct services to Manchester City Centre in average journey times of 50 minutes. In addition, the station provides seven services to Meadowhall Shopping Centre in journey times of five minutes. Furthermore, London can be easily accessed via 2-3 direct services per hour in journey times of approximately two hours.

There are a number of schools in the surrounding area including Wybourn Community Primary School and All Hallows High School, of which have Ofsted ratings of good. The University of Sheffield and Sheffield Hallam University are also located within walking distance to the site.

50



MINUTES TO MANCHESTER
CITY CENTRE VIA RAIL

5



MILES TO M1
MOTORWAY (J33)



PLANNING CONTEXT

The site benefits from full planning consent for the development of a 39 storey tower plus basement comprising; 206 no. apartments (4 no. studios, 110 no. one beds and 92 no. two beds) with commercial accommodation (REF 20/03193/FUL). The site does not fall within an area prone to flood risk and there are no statutory land use designations that impact the site.

DISPOSAL PROCESS

The site will be sold on a freehold basis with vacant possession. Offers will be considered on a conditional and unconditional basis.

Please contact the sole agents for all enquires.

VIEWINGS

Viewing of the site is available by roadside inspection at any time. On site access to the site can be arranged by prior notice through the sole agents, CBRE.

FURTHER INFORMATION

Further information regarding the opportunity is provided within the Sheffield City Council Planning REF 20/03193/FUL.



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CBRE

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