



High Matlock Road Stannington Sheffield S6 6AS  
Offers Around £120,000



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**\*\* CASH BUYERS ONLY \*\* PLANNING NUMBER 23/00665/FUL \*\* FREEHOLD DEVELOPMENT OPPORTUNITY \*\*** Occupying a very private position, set back from the road, is this excellent opportunity for a developer or self-builder to acquire a plot of approximately 0.15 acres in this very sought after village location.

The plans granted are for the demolition of the bungalow and the erection of a two storey, three double bedroom/three bathroom detached family home of around 2,000 square foot.

Currently on site is a two bedroom detached bungalow, briefly comprising: entrance hallway, lounge, dining kitchen, two double bedrooms and a family sized bathroom with a full suite.

Note there is no vehicular access from High Matlock Road and access to the site is gained by a long, private footpath to the dwelling. See site plan for reference. We are informed by the sellers that there is mains electricity, mains gas and mains drainage on site. All potential purchasers are advised to make their own enquiries via their solicitors with regards services.

- CASH BUYERS ONLY
- EXISTING TWO BEDROOM BUNGALOW IN NEED OF MODERNISATION
- SUPERB DEVELOPMENT OPPORTUNITY
- PLANNING GRANTED FOR A 2 STOREY, 3 BED/3 BATH DWELLING
- ON EDGE OF OPEN COUNTRYSIDE
- PRIVATE PLOT
- CLOSE TO AMENITIES
- EASY ACCESS TO THE CITY CENTRE
- LOCAL SCHOOLS







## LOCATION

The property is ideally located for excellent amenities in Stannington including a Co-op superstore, well regarded fish and chip shop, a convenience store/post office, and well regarded local schools for pupils of all ages. There are regular public transport links to Sheffield City Centre which is just four miles from Stannington, where you will find a wealth of shops, and attractions like The Crucible Theatre, cinemas, live music venues, and much more. The edge of the Peak District is only minutes away, where hundreds of miles of hiking routes, charming historic towns and famous scenery awaits. Visit pretty rural towns like Edale, Castleton and Hope Valley, or natural attractions such as Kinder Scout nature reserve, Jacob's Ladder, Ladybower Reservoir, and the Blue John Cavern.

## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

## VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



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