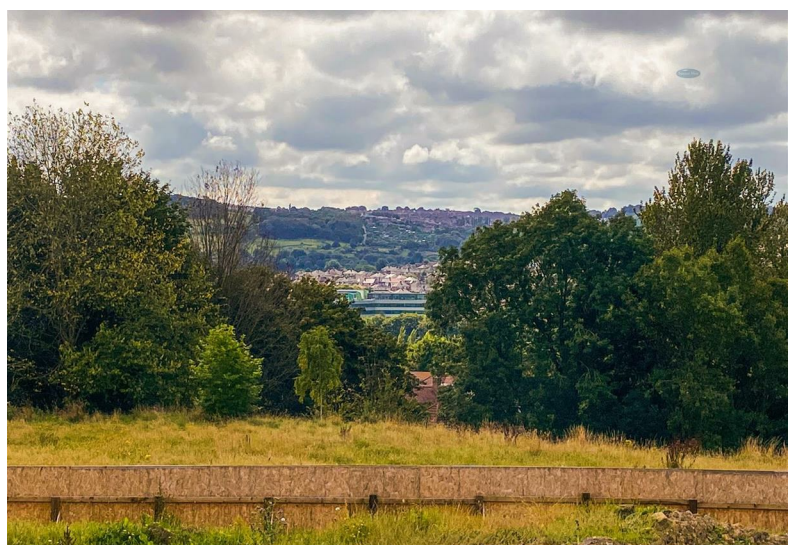




Sevenfields Lane Wisewood Sheffield S6 4TW
Price £285,000

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Sheffield S6 4TW

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Five Rivers Cohousing is close to completing a cohousing scheme with 22 eco-homes and a large Common House in a beautiful location near Wadsley and Loxley Common, Northwest Sheffield. The expected completion date is November 2023.

3 Top Field View is one of the last remaining units for sale in this popular scheme. It is a three bedroom property with a ground floor consisting of an extremely spacious open plan living space, WC and a large storage cupboard with three bedrooms and bathroom upstairs. There is provision for installing a lift if required.

The dwellings are offered as leasehold with Five Rivers having a 200-year lease from Sheffield City Council, with a token ground rent payable. All units have a small private outdoor space – 3 metre patios for houses and balconies for apartments.

The price includes a share of the large Common House and shared outdoor space. Whilst owning the leasehold to your own private home, with its own front door, all residents of Top Field View also become members of Five Rivers Cohousing Company with full access to the shared amenities. The Common House has a generous social space for meeting, eating and socialising together, a large kitchen for preparing shared meals, a laundry, tool store, office, guest bedrooms and quiet rooms available to utilise for a range of activities.

Further information can be found at www.fiverivershousing.org.uk
Please note internal photographs are of a similar plot on the development.

- WONDERFUL LOCATION WITH GREAT VIEWS
- EASY ACCESS TO BOTH LOCAL AMENITIES & OPEN COUNTRYSIDE
- EFFICIENT, INSULATED TIMBER FRAMES
- ENERGY PROVIDED BY AIR SOURCE HEAT PUMPS
- ELECTRIC VEHICLE CHARGING POINTS
- COMMUNAL COMMON HOUSE





ENVIRONMENTAL FACTORS

The build features highly efficient, insulated timber frames which reduce heat loss through external walls and roofs. Panels are factory engineered to the highest level of accuracy which delivers outstanding thermal efficiency and airtightness. Energy provided by air source heat pumps, contributing to lower energy bills and a low carbon impact. Solar panels are installed for the Common House and as an option for the individual houses. There will be Electric Vehicle charge points. The units have been assessed at a high B rating, which is expected to increase to an A rating for units opting to add solar panels.

OUTSIDE

Outside shared space is designed to include communal growing areas, wildlife friendly spaces, bike storage, play areas, and parking spaces. We hope members will opt to reduce and share cars as far as possible, moving towards an electric car share scheme.

LOCATION

The site is about 1.2 acres, framed by open grassland and mature trees, with lovely views as the open space falls southwards. It is close to Wadsley and Loxley Commons, and the amenities of Hillsborough. It's easy to get into town via tram or bus from Hillsborough and equally easy to get out to the countryside.

MATERIAL INFORMATION

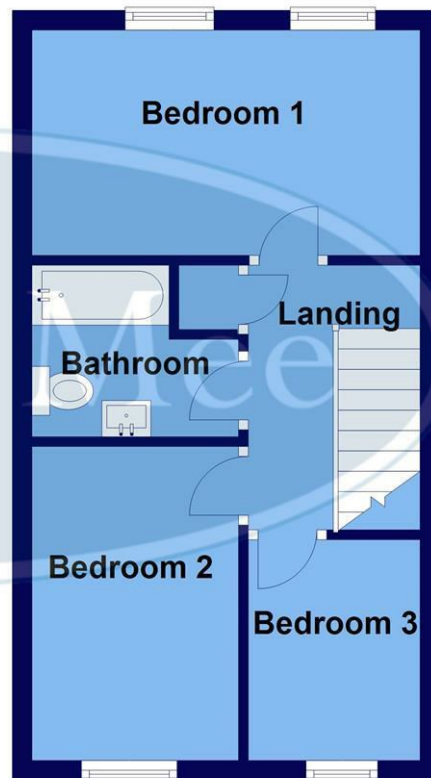
Prices are indicative at this stage as the units are being sold at cost price, and this will not be finalised until the build is complete. There will be some additional costs for floor coverings and some kitchen and bathroom fittings which will be itemised on request. A Community Infrastructure Levy is payable in instalments to the Council, consisting of £3,882 for the 2-bed house and £4,352 for the 3-bed house. The service charge is estimated to be approximately £80 per month per household.

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.

Ground Floor



First Floor



All measurements are approximate
Plan produced using PlanUp.

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