



**LAND EAST OF  
BARROW ROAD  
SHEFFIELD  
S9 1LA**

**FREEHOLD DEVELOPMENT  
OPPORTUNITY  
EXTENDING TO  
CIRCA 9.54 ACRES (3.86 HA)**

# LAND EAST OF BARROW ROAD SHEFFIELD S9 1LA

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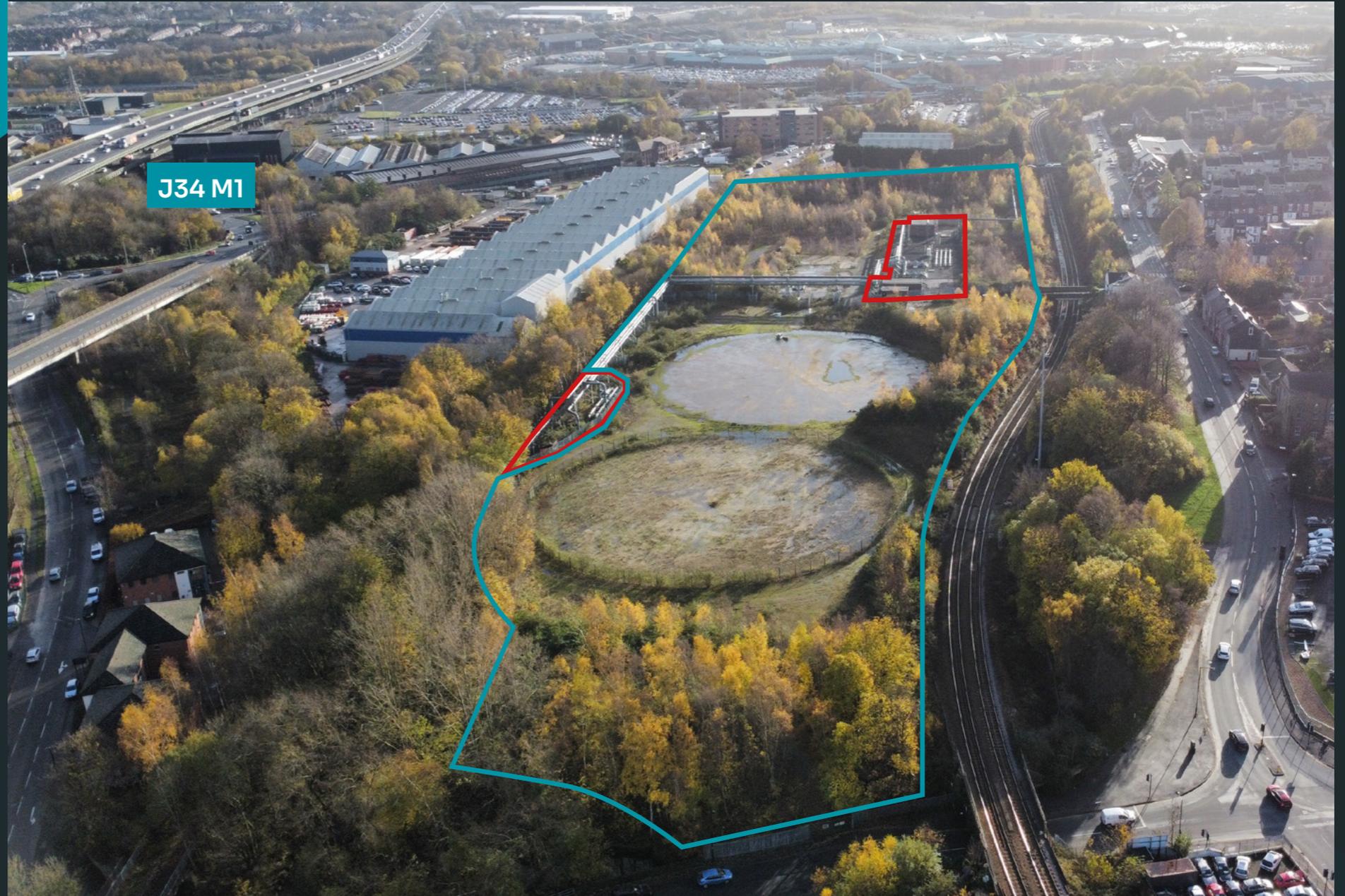
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J34 M1

## SUMMARY

- Freehold development opportunity extending to circa 9.54 acres (3.86 hectares)
- Positive pre application response for development of employment uses
- Potential for development of alternative uses subject to planning
- Attractive location less than 0.5 mile from J34 of the M1 and Meadowhall Shopping Centre and Transport Interchange, offering direct connections to Sheffield and Leeds City Centres



# LAND EAST OF BARROW ROAD SHEFFIELD S9 1LA

## THE PROPERTY



## LOCATION

The Property is located within Sheffield, a city in South Yorkshire. It is circa 4.5 miles north east of Sheffield City Centre, 3 miles west of Rotherham Town Centre and half a mile north of Meadowhall Shopping Centre and Transport Interchange. The M1 motorway is easily accessible from the Property, with Junction 34 less than a mile to the east. The M18 motorway is also circa 6 miles to the east of the Property, with the M62 motorway circa 25 miles to the north, providing excellent connectivity across the wider region.

**4.5 miles north east of  
Sheffield City Centre,  
3 miles west of  
Rotherham Town Centre**

A Travelodge hotel is located to the south of the Property, with the former Outokumpu Steel Works to the north. The latter closed a number years ago and is now cleared following the demolition of the buildings. Immediately to the east of the Property is the Blackburn Brook and the Blackburn Valley Trail cycle and walking path. Immediately to the west of the Property is a railway line, beyond which is the residential area of Wincobank, including local amenities such as pubs, a post office, nursery and infant school, and a medical centre.

The nearest train station is Meadowhall, less than 0.5 mile to the south, which offers direct connections to Sheffield and Leeds City Centres, as well as other towns and cities in the surrounding area.

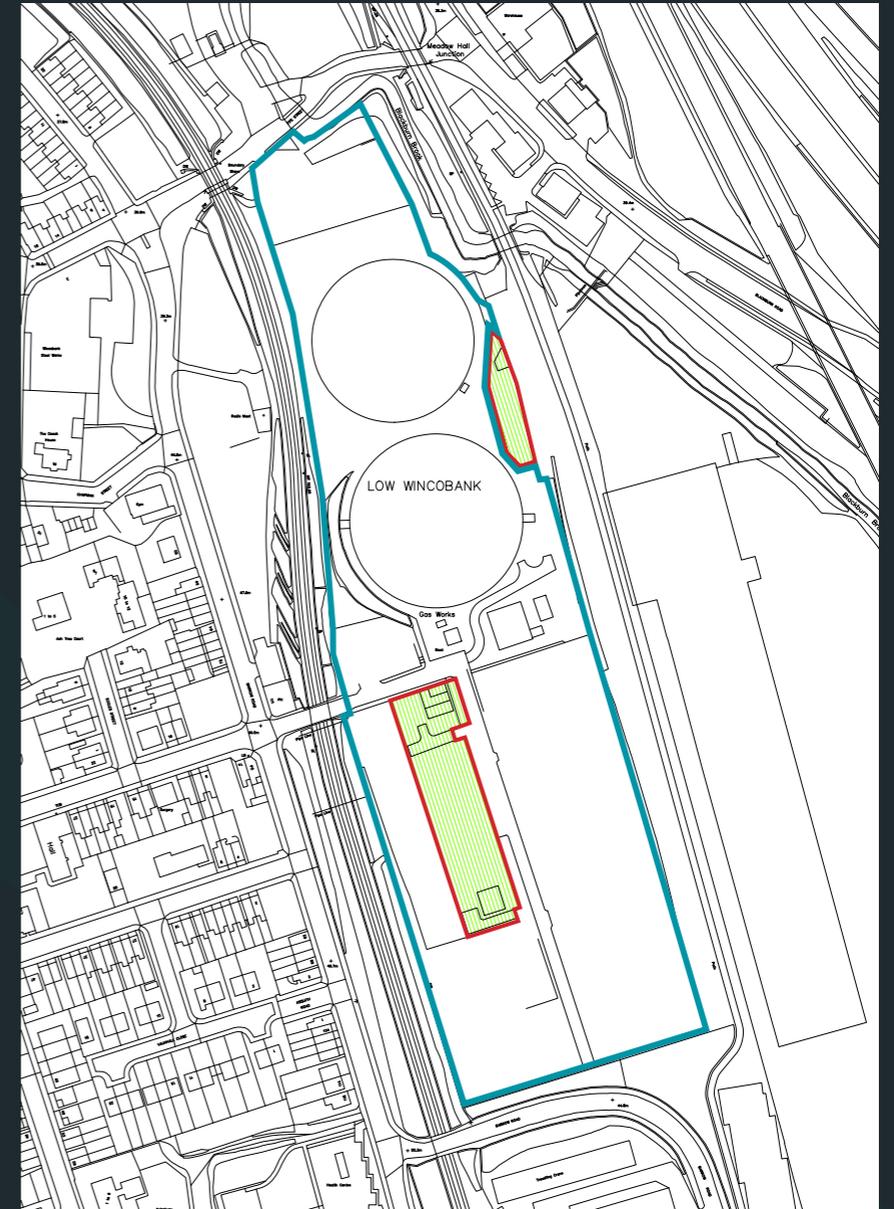
# LAND EAST OF BARROW ROAD SHEFFIELD S9 1LA

## DESCRIPTION

The Property is a former National Grid gas works and gasholder site extending to approximately 9.54 acres (3.86 hectares) as edged blue on the Site Plan. The primary access to the Property is from Newman Road to the west, over the railway bridge, with an alternative historic access from Fife Street to the north.

The gas holders have been demolished and infilled, with the Property consisting of relatively flat ground with some areas overgrown with vegetation.

The compounds edged red on the Site Plan below are owned by Cadent Gas so do not form part of the Property to be sold. There are overhead gas pipes running across the Property between these compounds and also to the south towards Barrow Road.



Site Plan (for identification purposes only)

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## DEVELOPMENT CONSIDERATIONS

The Property is located within Sheffield City Council's jurisdiction. The current adopted Sheffield Local Plan comprises the Sheffield Core Strategy (adopted March 2009) and 'saved' policies from the Sheffield Unitary Development Plan (1998).

The Property is allocated within a "General Industry Area without Special Industries" within the current Unitary Development Plan. In General Industry Areas, the following uses will be Preferred: General Industry (B2), Warehouses (B8 excluding open storage).

The site is predominantly within Flood Zone 1 (an area with a low probability of flooding), however, a small area on the north eastern corner of the site alongside the Blackburn Brook is within Flood Zone 3.

**The Property is allocated within a "General Industry Area without Special Industries" within the current Unitary Development Plan.**

In March 2022, a pre-application enquiry was submitted to Sheffield City Council seeking feedback on the preferred future use of the property, access and other issues to be addressed. This included Tetra Tech's Site Access Appraisal, which includes preliminary drawings for potential accesses to the property from Barrow Road and Fife Street.

The feedback received from the Council in August 2022 included the following:

B2 (General Industrial), B8 (Storage or Distribution) or E(g)(iii) (industrial processes which can be carried out in a residential area without detriment to its amenity) would be considered acceptable in principle

Residential and other Commercial, Business and Service (E class uses), including a supermarket and Drive Thru and Drive to Schemes would be considered unacceptable

The proposed access points could potentially be used in theory, however, questions remain whether this would be ultimately acceptable, and this would depend on traffic generation and the type of vehicles, along with the impact this would have on the surrounding highway network and amenities.

CIL is only payable on Residential, Retail, Hotels and Student Accommodation, with the uses stated to be acceptable in principle not CIL liable



# LAND EAST OF BARROW ROAD SHEFFIELD S9 1LA



Land Part Of Outokumpu Site, Fife Street And Blackburn Road  
And Storage Land At Grange Mill Lane Sheffield S9



Land Adjacent 101 Ferrars Road Sheffield S9 1RZ

## NEARBY DEVELOPMENTS

Planning permissions recently granted for new development in the area surrounding the Property include the following:

### Land Adjacent 101 Ferrars Road Sheffield S9 1RZ

Erection of 93 dwellinghouses (Application to approve appearance, landscaping, layout and scale as reserved under planning permission no. (18/03367/OUT) | Approved 15 Oct 2020 (ref. 20/01820/REM)

### Land Part Of Outokumpu Site, Fife Street And Blackburn Road and Storage Land At Grange Mill Lane Sheffield S9

Full planning application for enabling works comprising access, clearance and remediation, reprofiling, drainage, flood mitigation, landscaping and associated works (amended documents including flood risk assessment and modelling information. Awaiting Decision (ref. 20/02550/FUL)

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## TITLE

The Property comprises freehold Titles SYK616584 and SYK459811 and the Title Summary Report provides further details on these, as well as the telecoms mast lease and licence, which we understand are for a term commencing on 23 May 2001 up to and including 8 May 2099 at a peppercorn rent.

Following enquiries with the current lessee, Cellnex, it is understood there is no telecoms mast on the Property. Cellnex have indicated it may be prepared to surrender its leasehold interest in return for a premium.

There are various rights and covenants that relate to the Property, including easements relating to above and below ground service media. Further details on these are set out in the Title Documents and Title Summary Report.

## ENVIRONMENTAL

Factual environmental information relating to the Property is provided in the Land Condition Summary Statement and redacted Factual Environmental Reports.

## SERVICES

Prospective purchasers should refer to the Utilities Briefing Report and confirm the availability of services for their own proposals via the appropriate statutory body. BNP Paribas Real Estate have not tested any of the service installation and provide no warranties as to their condition.

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SUMMARY LOCATION DESCRIPTION DEVELOPMENT CONSIDERATIONS NEARBY DEVELOPMENTS TITLE FURTHER INFORMATION

## FURTHER INFORMATION

Further information on the Property is available in the data room [www.BarrowRoad-Sheffield.co.uk](http://www.BarrowRoad-Sheffield.co.uk), including:

- Title Documents & Title Summary Report
- Topographical Survey
- Pre Application enquiry & Council response
- Utilities Briefing Report
- Land Condition Summary Statement and redacted Factual Environmental Reports
- Draft Heads of Terms (including non negotiable environmental provisions)
- Site Access Appraisal

## VAT

We understand that the Property is elected for VAT and therefore VAT may be chargeable on the sale.

**A former National Grid gas works and gasholder site extending to approximately 9.54 acres (3.86 ha)**

## METHOD OF SALE

Both unconditional and conditional offers for the freehold interest of the Property with limited title guarantee, are invited by way of informal tender on or before 12 noon on 18 April 2023. However, the seller's preference is for unconditional offers.

Details on the requirements for offers will be released to interested parties prior to the offer deadline. However, all offers should confirm that the seller's non-negotiable environmental provisions are accepted

## ANTI MONEY LAUNDERING

BNP Paribas Real Estate (BNP PRE) must comply with Anti Money Laundering Regulations. As part of this requirement, BNP PRE must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

## VIEWINGS

Viewings are strictly by appointment only, with specific viewing dates to be announced to interested parties.

Interested parties should note that BNPPRE take no responsibility for any injury or accident at the Property. Viewers and visitors of the Property do so at their own risk.

## CONTACT

For more information, access to the data room or to arrange a viewing, please contact the sole agent:

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