



# FOR SALE

Butterthwaite Lane, Ecclesfield, Sheffield, S35 9WY

**12.21 acres (4.94 hectares)**

## Development Opportunity (Subject to Planning)

- Superb access to Sheffield City Centre and the M1 Motorway
- Situated within an established industrial location

 0113 245 6000

 [GentVisick.com](https://www.gentvisick.com)





## Location

The site is located approximately 1 mile from Junction 35 of the M1 Motorway, and within 4 miles of both Rotherham Town Centre and Sheffield City Centre.

The plot is accessed off Butterthwaite Lane which leads directly to Junction 35 of the M1 Motorway via The Common (B6082) and Nether Lane (B6087).

## Description

The site extends to circa 12.21 acres (4.94 hectares) and sits within an established industrial area. The site is surrounded with shrubbery to the perimeter and is primarily undeveloped.

At the northern edge of the site there are two surfaced storage compounds which are fully secured via palisade fencing. The storage compounds extend to a combined area of 1.48 acres (0.6 hectares).

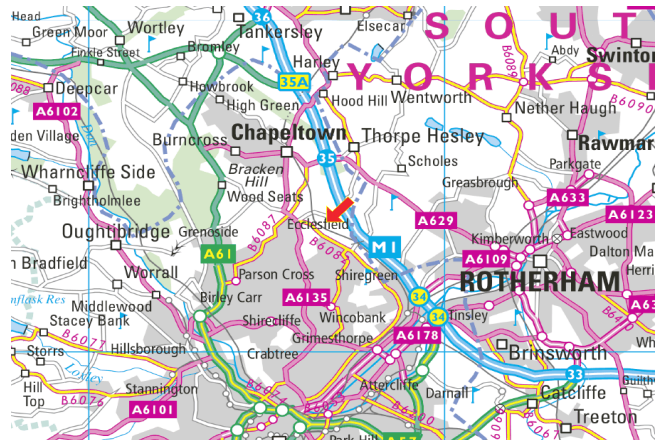
## Terms

The site is being offered for sale on a freehold basis.

We are instructed to seek offers for the site as a whole, on both a conditional and unconditional basis.

## Tenure

The plot is available freehold with vacant possession.



## Planning

The Sheffield City Council UDP shows the subject site within a 'Fringe Industry and Business Area'.

The immediate surrounding area comprises a mix of offices, trade counter, distribution and manufacturing uses.

Purchasers are invited to make their own enquiries with Sheffield City Council Planning Department.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

## Viewings

For further information or to arrange a viewing please contact;

Daniel Walker  
0113 200 3988  
daniel.walker@gentvisick.com

Jonathan Jacob  
0113 285 5984  
jonathan.jacob@gentvisick.com

**0113 245 6000**  
 **GentVisick.com**



**GentVisick**

**Misrepresentation Act:** These particulars shall not form any part of any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant or purchaser is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant or purchaser.