

Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS

DEVELOPMENT OPPORTUNITIES AND COMMERCIAL PROPERTY

FOR SALE BY AUCTION

**TUESDAY 27TH FEBRUARY COMMENCING AT 2PM PROMPT
AT THE PLATINUM SUITE, SHEFFIELD UNITED FOOTBALL CLUB**



**LOT
29**

**THE BARROW 1 STATION ROAD
BARROW HILL CHESTERFIELD S43 2PG**
Guide Price: £175,000

A substantial former public house having the benefit of full planning consent to convert the accommodation into four cottages with related car parking. The plans depict three - two bedroom cottages and one - three bedroom cottage with an average floor area of approximately 81 square metres (875 square feet). Plans have also been provided for an alternative scheme of eight self-contained flats but these have not been submitted to the Planning Authority. Excellent potential is offered to take full advantage of the planning consent or look at alternative uses.

Viewing: Externally on site at any reasonable time. Internally by appointment with the Auctioneers 0114 276 0151



**LOT
28**

**ON INSTRUCTIONS FROM SHEFFIELD CITY COUNCIL
FORMER DEPOT AT THORNBRIDGE LANE,
SHEFFIELD, S12 3BJ**
Guide Price: £300,000+

An opportunity to acquire a site of 3,280 square metres (0.81 acres) originally built as a depot for serving the surrounding estate. The land is approached from Thornbridge Lane which runs between Birley Moor Avenue and Thornbridge Crescent in this long established residential area to the south of the city. Outline planning consent has been granted for residential development and sketch schemes submitted as part of the design statement suggest either three - two storey blocks of twenty-four apartments or two pairs of semi-detached houses and eight town houses.

VIEWING: The site is currently secure and may be viewed externally at any reasonable time. An internal viewing of the compound can be arranged through the Auctioneers 0114 276 0151



**LOT
31**

**214, 216, 216A SPOTBROUGH
ROAD DONCASTER DN5 8BD**
Guide Price: £600,000

A site of approximately 0.66 acres located at the corner of Sprotbrough Road and Allendale Road in this sought after area of Doncaster. The site is currently occupied by a traditional detached house and two dormer bungalows which have in the past been associated with market gardening. Planning consent was granted in 2006 for the demolition of the buildings and construction of sixteen apartments. Interested parties may wish to consider alternative schemes that may or may not include the demolition of the existing buildings.

Viewing: On site at any reasonable time



**LOT
22**

**36-38 BALLIFIELD DRIVE SHEFFIELD
S13 9HS**
Guide Price: £100,000+

A particularly impressive property having undergone considerable improvement two years ago. The property comprises a particularly impressive takeaway with ancillary accommodation to the ground floor and five bedroom apartment above. Considerable expenditure has been incurred in providing a high standard of accommodation and the sale includes the majority of kitchen and food preparation fittings. The accommodation to both floors is extensive and provides adaptable space that could be kept in its current format or divided to prepare self contained units.

Viewing: By appointment with the Auctioneers 0114 276 0151



**LOT
25**

**PREMISES TO THE REAR OF 12
BEECHWOOD ROAD HILLSBOROUGH
SHEFFIELD S6 4LN**
Guide Price: £125,000

A recently refurbished detached building located to the rear of houses on Beechwood Road and approached by a passageway between numbers 10 and 12. The property is thought to date from the turn of the last century and comprised Little Mesters workshops. A comprehensive scheme of renovation has recently been completed and four self-contained workshops have now been created which provide a total of 47 square metres (512 square feet) of accommodation available for either owner occupation or letting.

**Viewing: Mondays 5th, 12th, 19th & 26th February at 12.30pm prompt
Thursdays 8th, 15th & 22nd February at 12.30pm prompt**



**LOT
32**

**609 AND 609A ECCLESALL ROAD
SHEFFIELD S11 8PT**
Guide Price: £325,000 - £350,000

A substantial inner terrace property comprising ground floor sales shop with flat above. The property occupies a high profile position between Barley Precinct and Hunters Bar roundabout. The ground floor offers approximately 52 square metres of retail and ancillary accommodation whilst the residential accommodation includes sitting room, dining kitchen, two bedrooms and bathroom / wc. Excellent potential is offered for owner occupation or investment.

Viewing: By appointment with the Auctioneers 0114 276 0151



**LOT
34**

**199 WHITHAM ROAD BROOMHILL
SHEFFIELD S10 2SP**
Guide Price: £350,000+

A well situated inner terrace sales shop with self contained flat above located in the heart of one of Sheffield's most popular shopping centre. The sales shop has for many years operated as a designer clothes shop with an attractively modernised proprietor's flat above. The property is sold with vacant possession and excellent potential is offered for investment or owner occupation.

Viewing: By appointment with the Auctioneers 0114 276 0151

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