



**Bankfield, 10 Fairbarn Road, Stannington, Sheffield,
S6 5PP
Offers around £475,000 to £500,000**

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Stannington

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PRICE GUIDE £475,000 - £500,000 **PLANNING PERMISSION GRANTED FOR 4 BUILDING PLOTS AND AN EXISTING DWELLING , application number 18/00729/ful **

The existing dwelling Bankfield has planning permission for a two storey extension and briefly comprises: entrance hall, downstairs WC, lounge, dining room, extended kitchen with garden room off. First floor: three bedrooms and a bathroom. There is land for sale to either side of the existing dwelling to provide another 4 x 4 bedroom detached properties with gardens and off-road parking for two vehicles. Therefore, there are five plots in total providing five properties. The properties are over two levels and have attractive views. The gardens all have planning permission for 4 x 4 bed detached properties. Situated in the popular area of Stannington with supermarket, shops etc.

- LAND AND EXISTING DWELLING
- PLANNING PERMISSION
- FIVE PLOTS IN TOTAL
- OFF ROAD PARKING

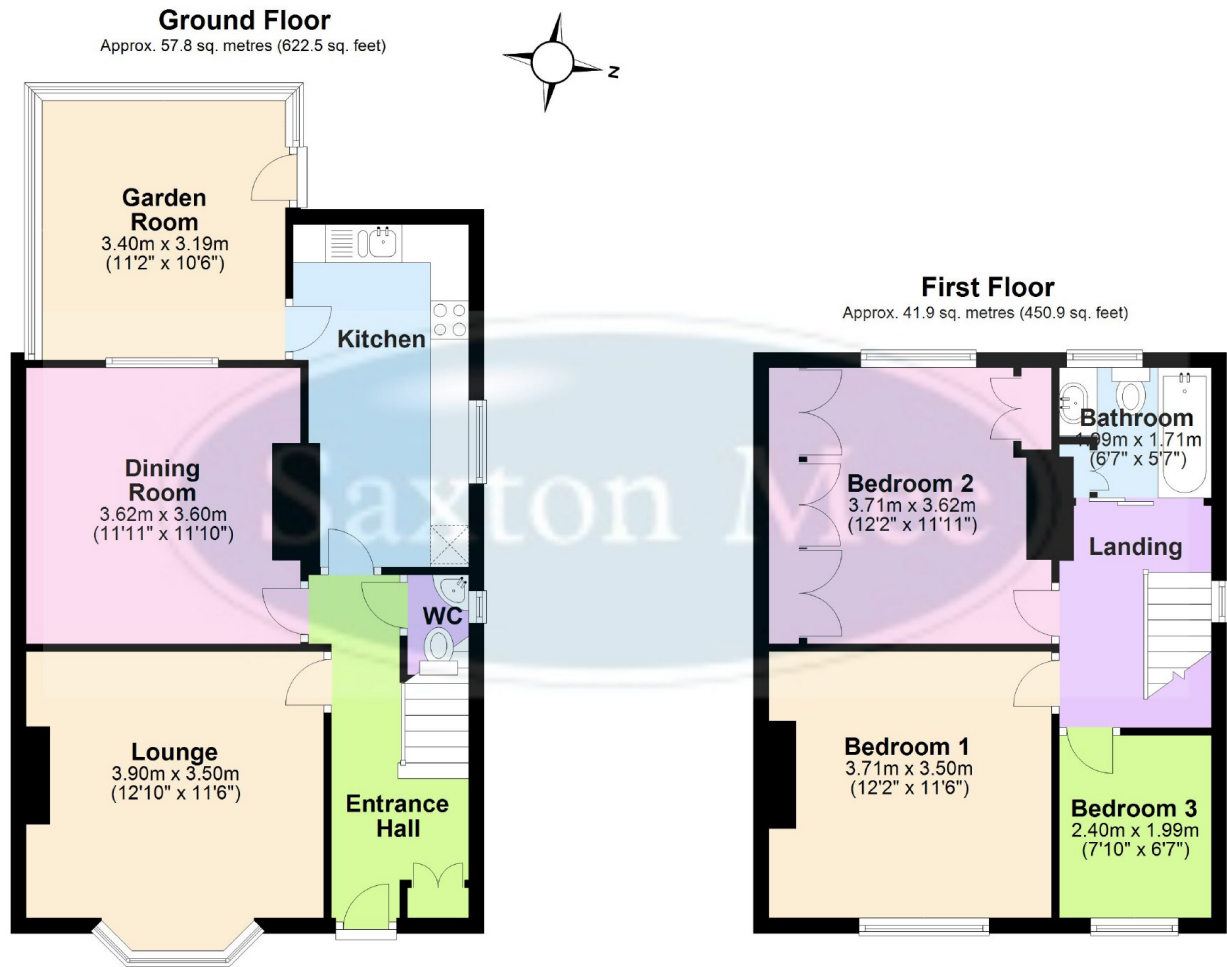




Outside: there is planning permission for four further houses with gardens and off-road parking to the front for two vehicles. There are five plots in total. EPC rating E.

Floor plans attached for plots two and five showing the potential layouts.

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.



Total area: approx. 99.7 sq. metres (1073.4 sq. feet)

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