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Clarence Road
Hillsborough
Sheffield
S6 4QE



A prime plot of land just off the Hillsborough high street, with planning approved for a majestic 4-floor home: Clarence Road.

Occupying an ideal position, this generous plot is bursting with potential for the ambitious property developer.





East (side)



South (rear)



North hidden (front)



West (side)



North in street (front)



Materials:

Walls:
Brickwork to LPA Approval.

Roof:
Zinc cladding with panels around windows and joints and sheets of dunnage.
Timber cladding panels to window areas to LPA approval.

Roof:
Slate effect roof tile, GPP liquid applied membrane to dormer.

Rainwater Goods:
Integral gutter with zinc coated factory painted aluminium down pipe and rainwater heads.

Windows:
Colour coated aluminium windows, glazed doors and curtain walling with hardwood reveals and zinc and timber cladding panels, where shown.

Other:
Proprietary aluminium clad timber roof window.
Colour coated steel support columns.

Landscaping: subject to detailed design and to local authority approval.
Obscured glass privacy screens subject to detailed design and LPA approval.

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project: Residential Development to rear of 2 Hunter Road
client: Louise Pearson
drawing: Elevations as proposed = near visualisation (rear)

drawing number: 18-028-12

revision: D [13.11.19]
date: June 2019
scale: 1:100 @ A1
original size: A1
issue: Approval
drawn: JPN

checked:
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Time to explore.

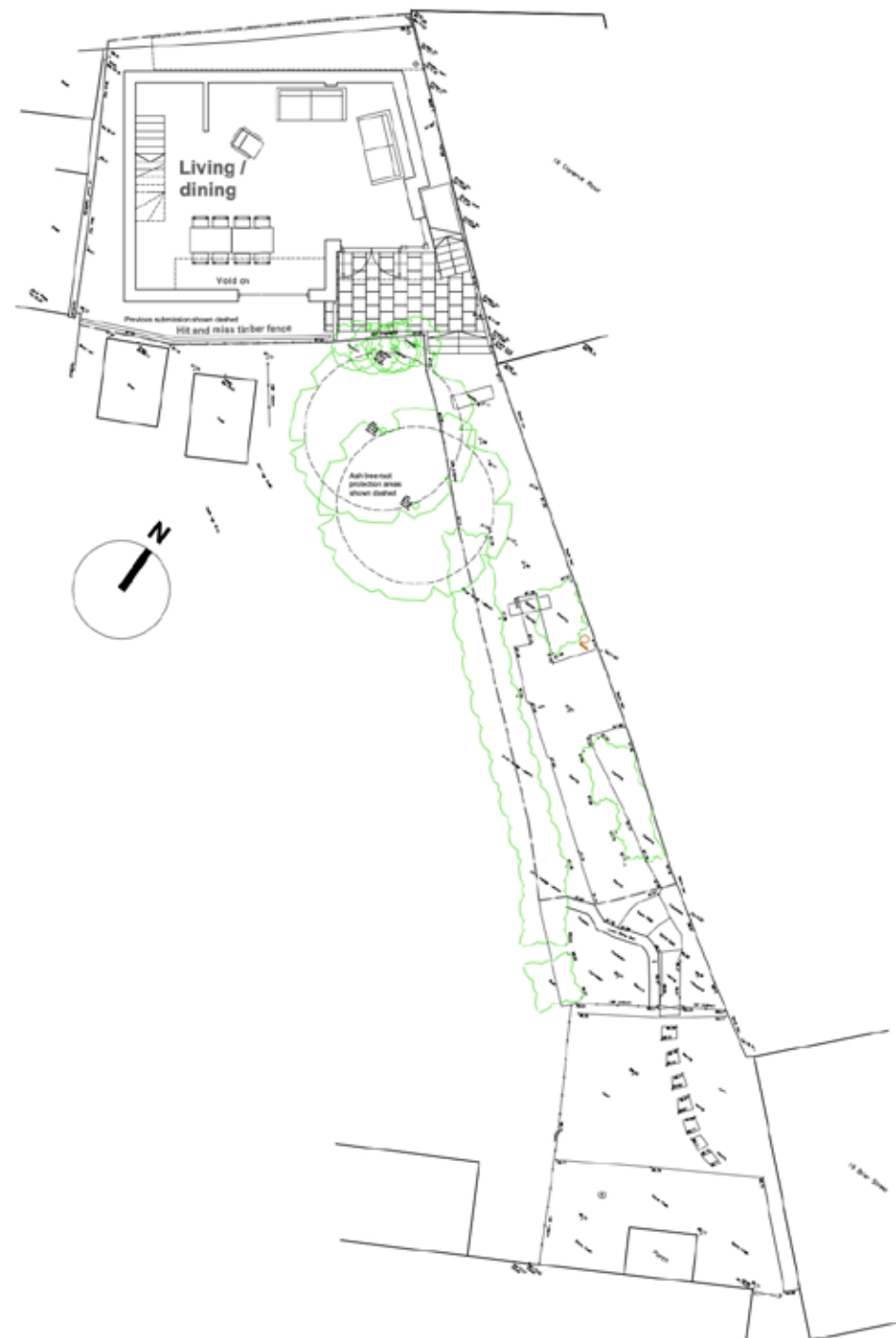
Clarence Road can be found in Hillsborough, an extremely popular community in the north-west of Sheffield which affords you the very best of urban and suburban living. It enjoys an impressive range of transport links, ranging from reliable bus routes to the SuperTram service with Penistone Road just moments away. Hillsborough is a great spot for families or commuters. There is a vast array of amenities in the local area including ample shopping facilities, abundant dining options and several major supermarket chains. Thanks to its excellent accessibility, you can easily access the full range of entertainments and amenities in the city centre and beyond, making this a truly versatile base of operations.



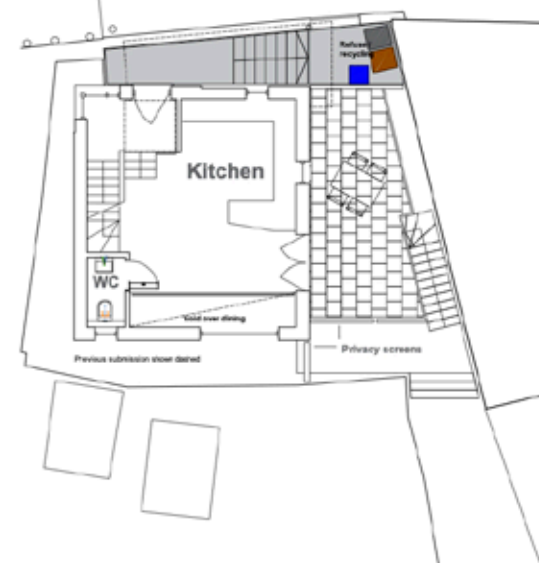
Build your dream home.

Clarence Road has planning for a 4-storey property and is primed for this exquisite development. This plot would make either a fantastic home or investment as a sale or rental. With planning already approved it presents a unique opportunity to secure a very unique home for the future of Hillsborough.

Lower ground floor



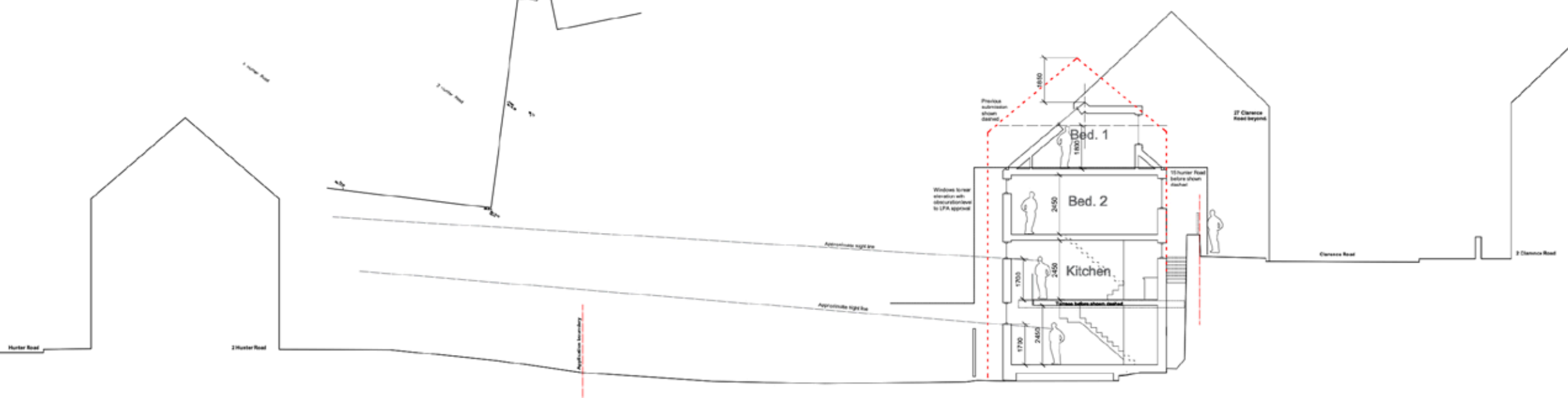
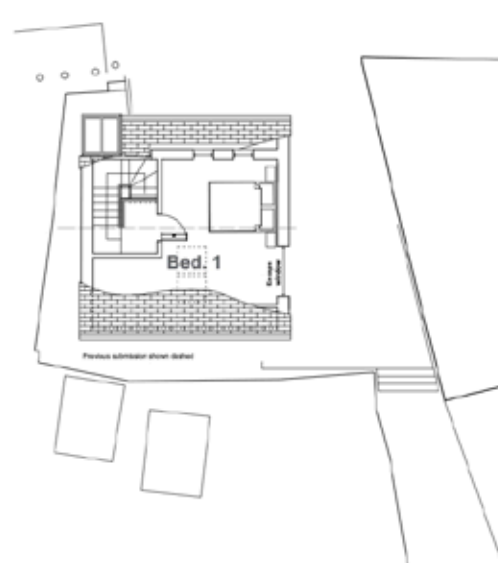
Ground floor



First floor



Roof space



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project: Residential Development to rear of 2 Hunter House Road
client: Luisa Peterson
drawing: Proposed plans + site section

drawing number: 18-028-11
revision: E [12.11.19]
date: June 2019
scale: 1:100 + NTS
original size: A1
issue: Approval
drawn: JPN
checked:

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