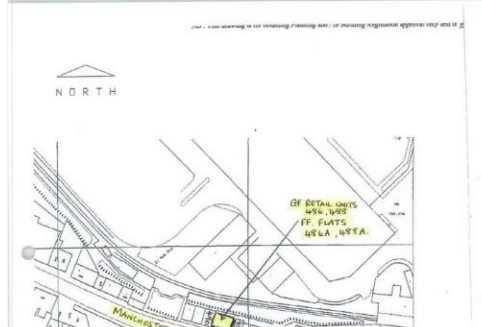
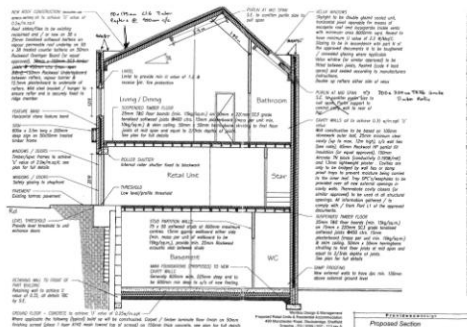
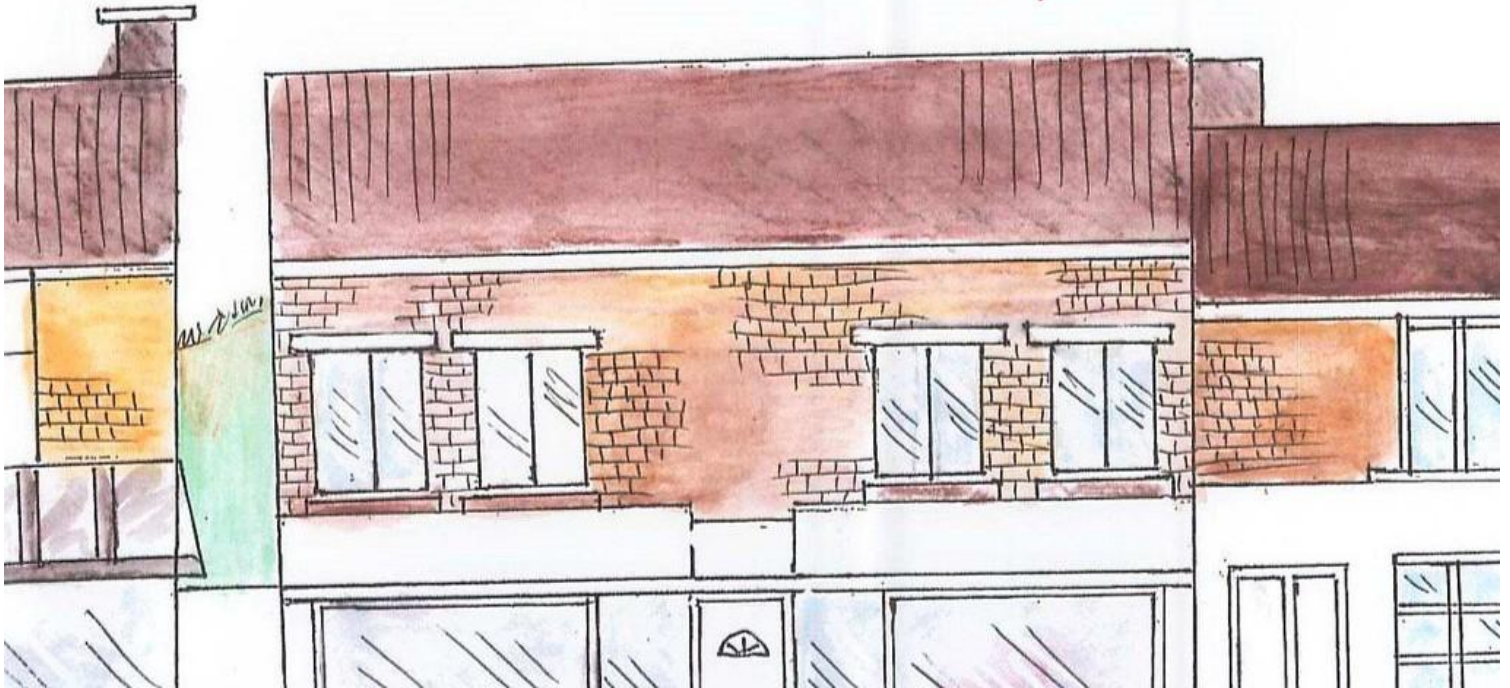


PROPOSED DEVELOPMENT  
AT 486 MANCHESTER ROAD STOCKBRIDGE



**DEVELOPMENT, ENVIRONMENT AND LEISURE**  
**Development Services**

Director: Les Sturch MRTPI  
Howden House - 1 Union Street - Sheffield - S1 2SH  
claire.harrison@sheffield.gov.uk Fax No: (0114) 273 5002

Officer: Claire Harrison Tel: (0114) 27 34370  
Ref: 09/00296/FUL 24 April 2009

Maribou Design And Management  
55 Pembridge Road  
London  
W11 3HG

**TOWN AND COUNTRY PLANNING ACT 1990**  
**PLANNING PERMISSION**

**Proposal:** Erection of building to form 2 no. retail units at ground floor and 2 no. 1 bedroom flats at first floor (resubmission of expired permission ref 05/04190/FUL) (in accordance with amended plans received 23.4.09)

**Location:** Land Between 484 And 490, Manchester Road, Stocksbridge, Sheffield.  
**Applicant:** Maribou Design And Management

**Manchester Road, Stocksbridge S36**

**PRICE: £60,000**

- LAND
- SHEFFIELD COUNCIL PLANNING REF 09/00296/FUL
- 2 GROUND FLOOR UNITS
- 2 ONE BEDROOM APARTMENTS
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

**\*ATTENTION DEVELOPERS/INVESTORS\* AN OPPORTUNITY TO PURCHASE A PRIME PIECE OF DEVELOPMENT LAND WITH OUTLINE PLANNING PERMISSION FOR THE ERECTION OF BUILDING TO FORM 2 UNITS (CLASS A5 - HOT FOOD TAKEAWAY) AT GROUND FLOOR AND 2 ONE BEDROOM FLATS AT FIRST/SECOND FLOOR (USE CLASS C3).**

Viewing: Contact the agents

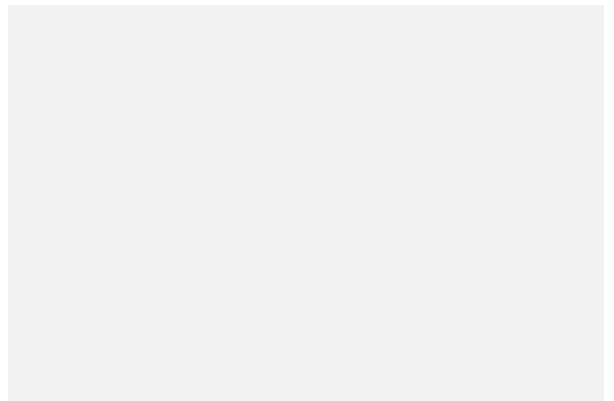
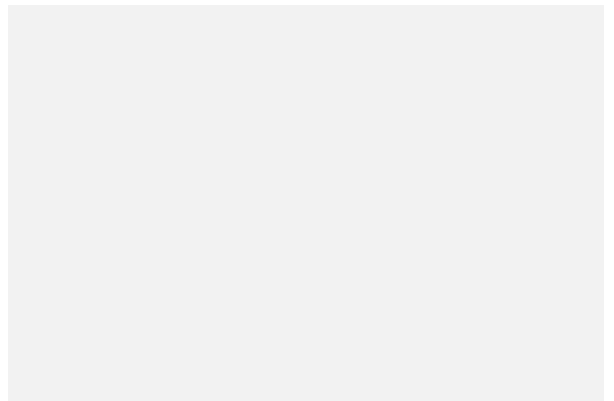
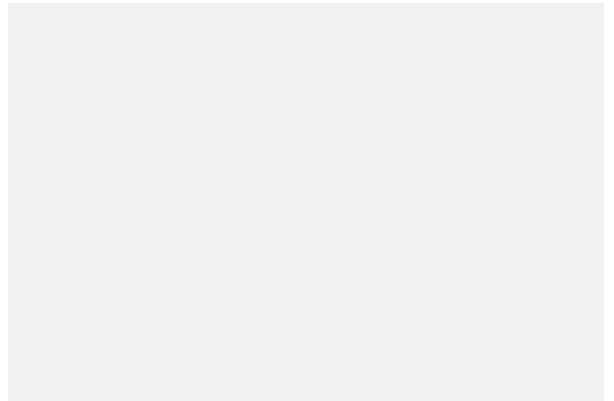
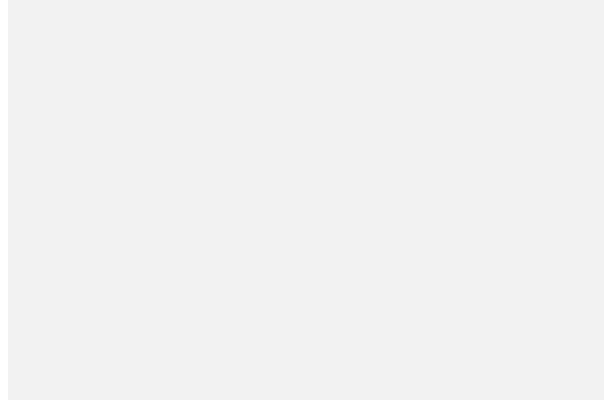
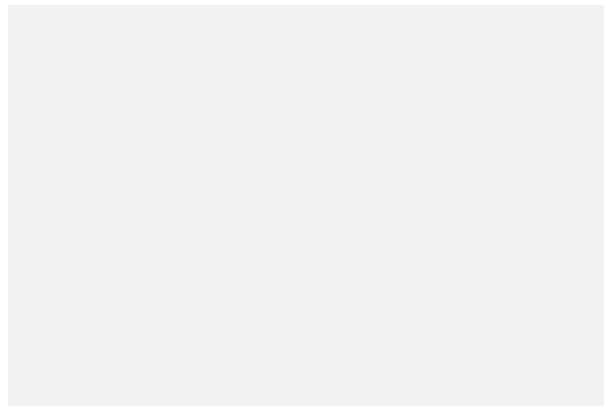
Appointment date/time:

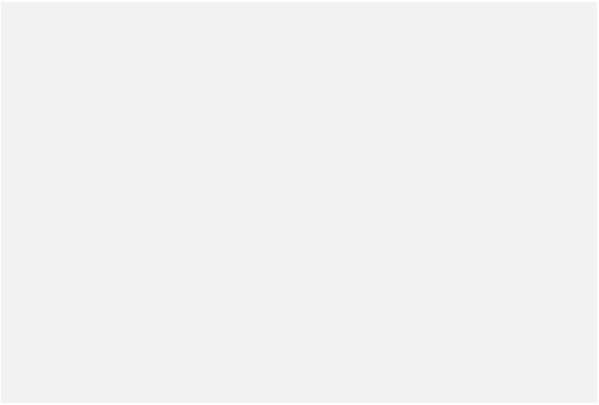
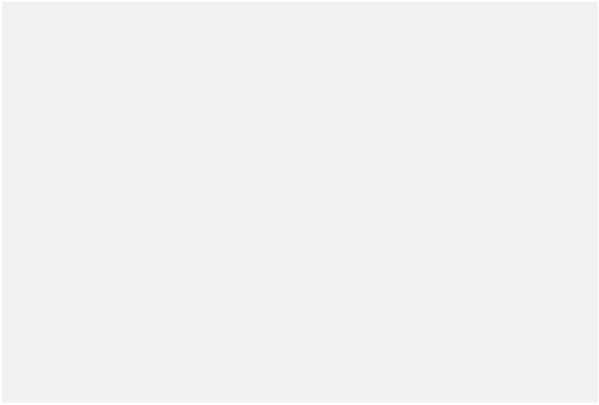
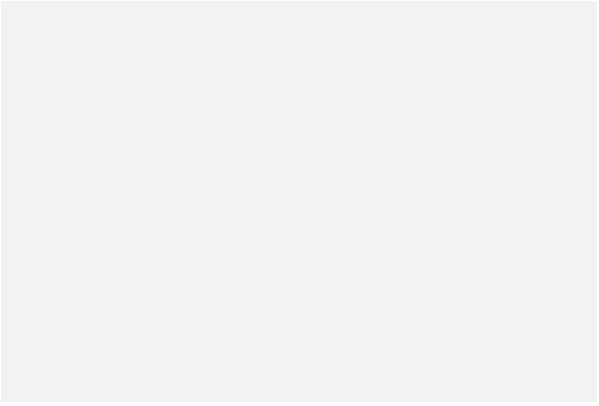
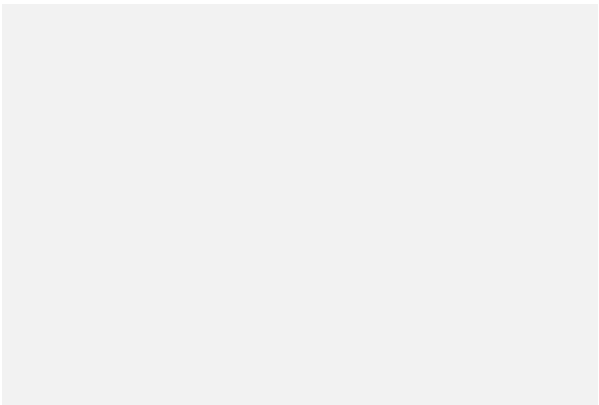
Draft brochure - awaiting approval

Accommodation Comprises

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Outline planning permission was granted on 24th April 2009. The original plans are available for inspection via Sheffield City Council website or [sheffield.gov.uk](http://sheffield.gov.uk) (Planning applications - application reference 09/00296/FUL)





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**IMPORTANT NOTE**

MISREPRESENTATION ACT 1967 & MISDESCRIPTION ACT 1991  
When instructed to market this property every effort was made by visual inspection and from information supplied by the vendor to provide these details which are for description purposes only. Certain information was not verified, and we advise that the details are checked to your personal satisfaction. In particular, none of the services or fittings and equipment have been tested nor have any boundaries been confirmed with the registered deed plans. Lancasters Property Services or any persons in their employment cannot give any representations of warranty whatsoever in relation to this property and we would ask prospective purchasers to bear this in mind when formulating their offer. We advise purchasers to have these areas checked by their own surveyor, solicitor and tradesman. Lancasters Property Services accept no responsibility for errors or omissions. These particulars do not form the basis of any contract nor constitute any part of an offer of a contract.

## FLOORPLAN