

RESIDENTIAL DEVELOPMENT SITE
LAND KNOWN AS OUSEBURN TRIANGLE, SHEFFIELD, S9 3AD.

FOR SALE



Red boundary line
indicative only



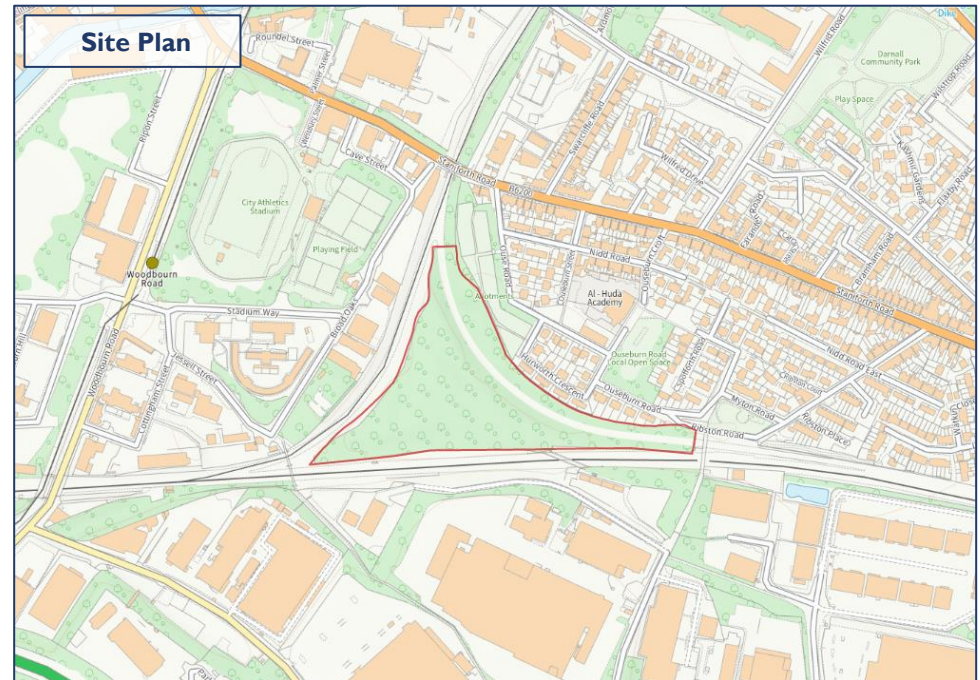
INTRODUCTION

Mather Jamie are instructed to market a residential development opportunity situated in the suburb of Darnall to the north-east of Sheffield City Centre. The Site is located to the east of Sheffield Hallam University Athletic Stadium and benefits from Reserved Matters Approval for the erection 98 dwellings, creation of public open space and establishment of an ecological and geological enhancement area.

The illustrative masterplan shows a development of **98 dwellings**. The site extends to **10.40 Acres (4.21 Ha)** or thereabouts and is being offered for sale as whole by Informal Tender.

The deadline for submission of tenders is by **12 noon on Thursday 4th August 2022**. All offers must be submitted in accordance with the tender proforma which is available in the dedicated data room.

Further information is available via the sole selling agent, Mather Jamie.



Sole Agents



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LAND KNOWN AS OUSEBURN TRIANGLE SHEFFIELD S9 3AD

The site extends to 10.40 Acres (4.21 Ha) or thereabouts and is being offered for sale as whole.

LOCATION

Sheffield is renowned as an industrial city and is better known as 'Steel City' due to the extensive steel work production in the industrial revolution. Sheffield is located within South Yorkshire with a population of around 557,039 making it the largest urban area in the county.

The Site is located to the north-east of Sheffield City Centre and occupies 10.40 acres, which is largely undeveloped and designated as Open Space. The Site is situated approximately 2.2 miles east of Sheffield City Centre and sits north of Sheffield Parkway (A57) and south of the English Institute of Sport Sheffield.

Journey times to key locations are detailed below (ref: Google Maps 2022):

- | | | |
|-------------------------------|---------|--------------|
| • Woodbourn Road Tram Station | 1 min | (0.2 miles) |
| • Sheffield Train Station | 8 mins | (2.0 miles) |
| • M1 Junction 34 | 10 mins | (2.7 miles) |
| • Northern General Hospital | 12 mins | (3.2 miles) |
| • Meadow Hall Shopping Centre | 8 mins | (2.2 miles) |
| • Doncaster Sheffield Airport | 31 mins | (22.4 miles) |

THE SITE

The Site extends to 10.40 Acres (4.21 Ha) as shown edged red on the Site Plan. The Site is currently an area of overgrown scrubland which formerly had laid railway track running from the north to south-east boundary which has been removed.

The Site is currently accessed from the adopted highway Ouseburn Road, which provides the approved point of access for the proposed development. The access is located to south-east corner of the Site at the point where Ouseburn Road meet Ribston Road.

The Site is bounded to the north by allotments and residential properties and railway lines on the southern and western boundaries. The Site is contained on its eastern boundary by a disused railway cutting, beyond which is further vacant land and the Ouse and Ouseburn Roads.

LOCAL AMENITIES

Sheffield is well served by public transport benefitting from an excellent tram network across the city and suburbs. Sheffield has a well-connected rail service operating directly to several locations including Manchester, Leeds, Nottingham, Leicester, Derby, Birmingham and London.

Sheffield has an extensive range of facilities and the site benefits from a broad range of local amenities including Secondary Schools (Oasis Academy Don Valley) and Primary Schools (High Hazels Nursery Infant Academy, Sport Facilities, Public Houses and Convenience Stores).

PLANNING PERMISSION

The Site benefits from Outline Planning Permission granted by Sheffield City Council on 6th December 2017. The application reference is 16/04500/OUT and allows for "erection of 100 dwellings requiring the infilling of the existing railway cutting, provision of new access, creation of public space and establishment of an ecological and geological enhancement area".

A Non-Material Amendment for a reduction of the proposed dwellings from 100 to 98 including amendments to house type positions (amendment to planning approval 16/04500/OUT) was approved on 17th April 2020 (application reference 19/02060/NMA).

Reserved Matters Approval was granted by Sheffield City Council on 17th April 2020. The application reference is 18/04350/REM and allows for "erection 98 dwellings

requiring the infilling of the existing railway cutting, provision of new access, creation of public open space and establishment of an ecological and geological enhancement area (application to approve scale, appearance and landscaping as reserved under planning permission no. 16/04500/OUT).

A full suite of documents which were submitted as part of the planning application, along with approved drawings, are available to download from the data room.

PLANNING CONDITIONS DISCHARGED BY THE VENDOR

The Vendor has discharged, or part discharged the following conditions, which can be found in full detail in the decision notice that is available via the data room.

Condition 7 – Written scheme of Investigation (WSI) application reference 16/04500/CONDI

The application reference 16/04500/COND2 dated 3rd December 2021 granted the discharge of conditions 10, 11 & 16 and details approved but condition(s) remain in force for 5, 6, 8, 17, 18 & 19 and details not approved for conditions 12 & 13.

The vendor is in the process of submitting further details in relation to condition 12 & 13 mentioned above.

The vendor has installed a dropped kerb to the Site access to prevent the Decision Notice issued on 6th December 2017 from lapsing.

SECTION 106 AGREEMENT

For the avoidance of doubt the Site is not subject to any Section 106 or CIL contributions.

HOUSING MIX

The following schedule shows the housing mix reflected on the indicative layout submitted with the reserved matters application:

- 3 bedroom – 46%
- 4 bedroom - 54%

AFFORDABLE HOUSING

For the avoidance of doubt the Site is not required to deliver any Affordable Housing provision.

AUTHORITIES

Water:	www.yorkshirewater.co.uk
Gas:	www.cadentgas.com
Electricity:	www.gtc-uk.co.uk
Local:	www.sheffield.gov.uk
Highways:	www.sheffield.gov.uk

GROUND INVESTIGATION

Detailed Phase II Geotechnical & Geo-Environmental Assessment Reports have been completed by Eastwood & Partners and are available via the data room. In summary, the reports conclude as follows:

- Due to the depth of made ground within the central plateau and below the eastern cutting which will be infilled, the majority of the development will likely require piling. In areas where ground levels are to be reduced and less than say 2m of made ground will remain, traditional strip or trench fill foundations may be viable. This is not expected to be a significant number of plots, perhaps 10% of the development.
- Heave precautions will be required where spread foundations are deepened over 1500 mm due to tree influence, and where piled plots are within influence of trees.
- Allowance should be made for a suitable geogrid beneath a thickened road construction where sharp changes in made ground thickness occurs for example where adoptable highways cross the cutting.
- Due to the depth of made ground, soakaways are not considered to be viable.

EARTHWORKS STRATEGY

The Arley Consulting Company have produced a Cutting Backfill Specification and Method Statement for the site which should be reviewed in detail. In summary the report concludes as follows:

- It is proposed to use inert construction, demolition and excavation waste as a direct substitute for primary aggregates in accordance with a Waste Recovery Plan approved by the Environment Agency.
- It has been calculated that the volume of engineered fill required to backfill the railway cutting and enable the ongoing development of the site is 73,320m³.
- It is proposed that the backfill is placed using a method specification based on the Highways Agency Specification for Highway Works (SHW).
- The engineered backfilling of the railway cutting shall be independently supervised and validated as a record of the works undertaken.
- LQE – the vendor is liaising with NHBC to obtain an LQE.

PROFESSIONAL REPORTS

The vendor commissioned a number of reports in support of the planning application. A copy of all reports are available to view within the data room, however in summary these include (but are not limited to):

- Coda Architects – Design and Access Statement
- EWE Associates – Flood Risk Assessment
- Optima Intelligent Highways Solution – Transport Assessment & Travel Plan
- Eastwood & Partners – Phase II Geotechnical & Geo-environmental Site Investigation
- Blue Tree Acoustics – Noise & Vibration Assessment
- SLR – Air Quality
- SLR – Geology and Geoconservation Assessment
- Coda Planning – Planning Statement
- LWW – Topographical Survey
- UPUK – Utilities Connections and Asset Plans

UTILITIES

A utilities report has been commissioned and will be uploaded to the data room once available.

OVERAGE

Bidders are encouraged to indicate their tolerance to Overage in respect of the site, to potentially deal with coverage and sales values.

VALUE ADDED TAX

The site is to be elected to tax and therefore VAT will be chargeable on the purchase price. The Vendor reserves the right to not elect to charge VAT at any time.

BOUNDARIES

The Agent will make reasonable endeavors to specify the ownership of boundaries, hedges, fences and ditches, but will not be bound to determine these. The Purchaser will have to satisfy themselves as to the ownership of any boundaries.

LAND REGISTRY

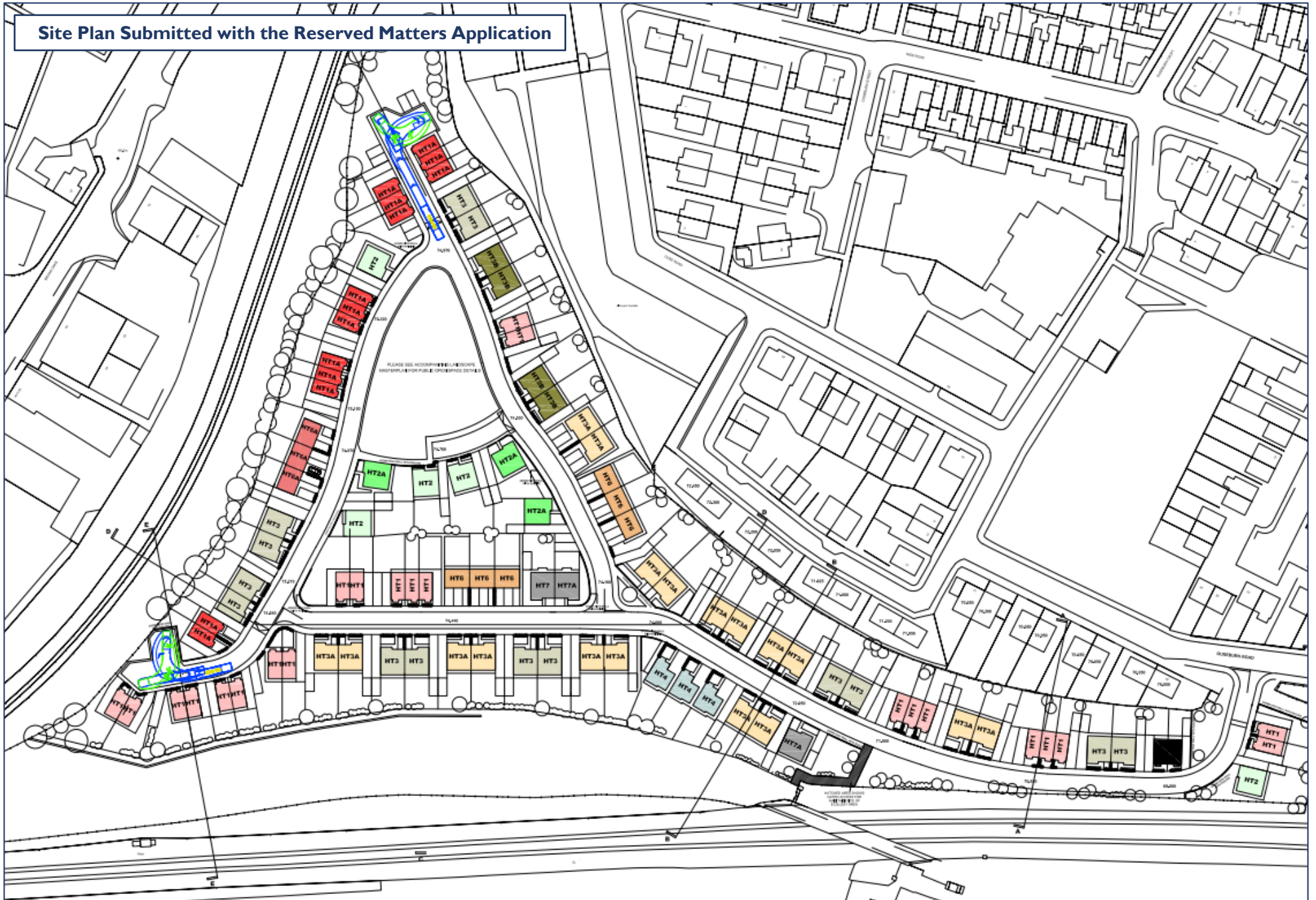
The site is registered freehold title absolute under Land Registry title SYK335039. A copy of the title plan and register is available within the data room along with a summary title report.

There is a 1992 conveyance that contains covenants regarding the erection of any buildings within 20m of Network Rail's (NR) retained land and the erection of any buildings within 4.4m of any electrical equipment which was installed within NR adjoining property. There is also a restriction with regards to carrying out any permanent landfilling. NR were consulted as part of the planning process however interested parties should review and satisfy themselves regarding the above.

TENURE

The site is offered for sale freehold with vacant possession to be made available upon completion.

Site Plan Submitted with the Reserved Matters Application



**Landscape Masterplan Submitted with
the Reserved Matters Application**



PUBLIC OPEN SPACE 1:250

View looking south



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View looking east



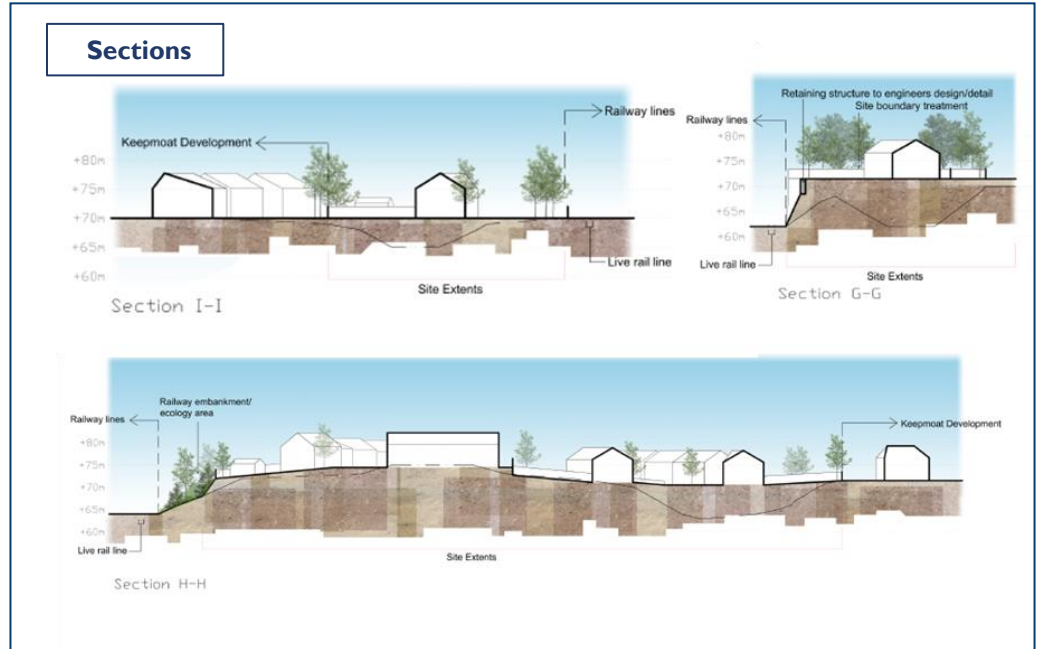
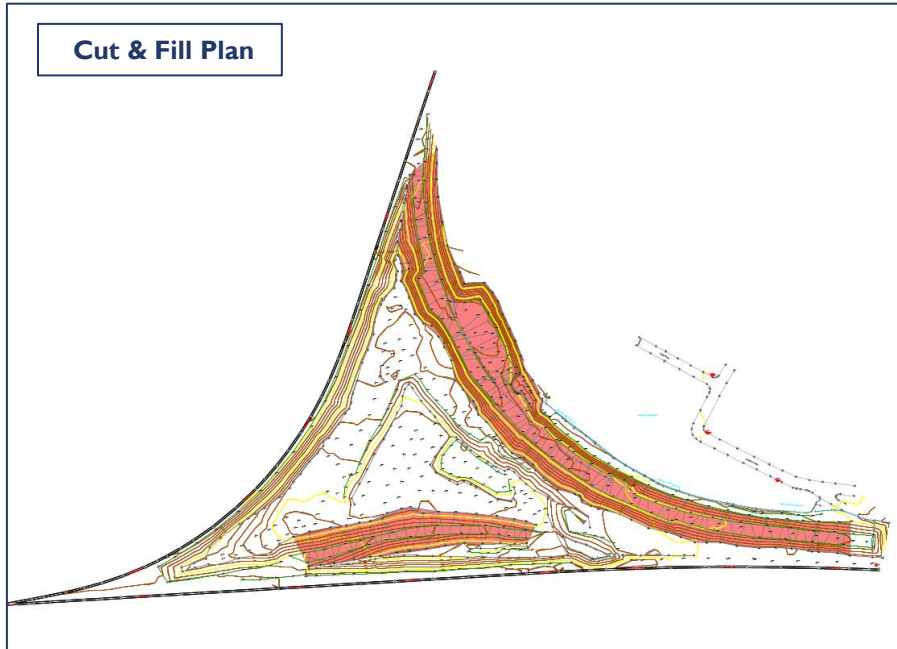
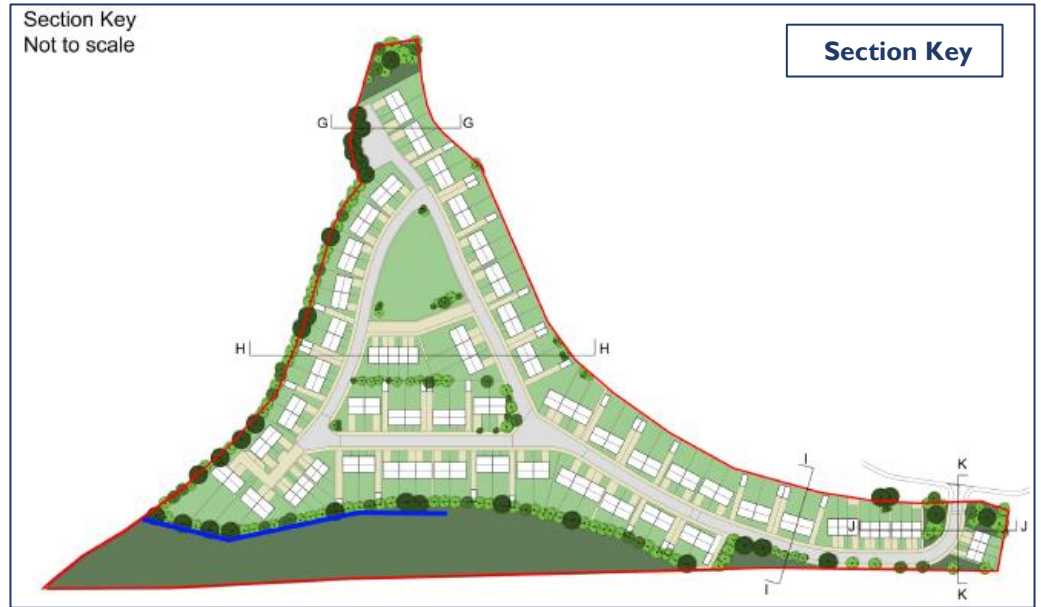
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TENDER SCENARIOS

Offers are invited on the following basis in line with the bid proforma:

SCENARIO A: Earthworks completed and validated by the landowner prior to completion.

SCENARIO B: Earthworks not completed – to be the responsibility of the purchaser post completion.



DATA ROOM

A website dedicated to the sale can be found via the Link: [Land Known as Ouseburn Triangle](#)

Please be aware that the data room requires users to log in and await authorisation which will be given as soon as possible following initial registration. **Please click 'No Account? Register here' and create an account to gain access.**

VIEWINGS

The site can be accessed via the public highway. Neither the Vendors nor the Agents are responsible for the safety of those viewing the site, and any persons taking access do so entirely at their own risk.

METHOD OF SALE

The site is offered for sale as a whole by Informal Tender. Parties wishing to submit a bid must do so in accordance with the offer pro-forma which is made available to download in Word format from the data room listed above. Interested parties are invited to submit offers in respect of the site either on a conditional (the vendors preference is for minimal conditionality) and/or unconditional basis.

Offers are invited from interested parties by **12 noon on Thursday 4th August 2022.**

ENQUIRIES

For further information regarding the site, please contact the selling agents: -

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Contact: Sam Tyler

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E-mail: sam.tyler@matherjamie.co.uk

MATHER JAMIE

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IMPORTANT NOTICE

All statements contained in these particulars are provided in good faith and believed to be correct, but Mather Jamie for themselves and the Vendors/Lessors of this property for whom they act give notice that:-
These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Mather Jamie have no authority to make or enter into any such offer or contract. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Mather Jamie, for themselves or for the Vendors/Lessors. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and prospective Purchasers must satisfy themselves by whatever means necessary as to the correctness of any statements contained within these particulars.

The Vendors/Lessors do not make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property, nor do Mather Jamie or any person in their employment have any authority to make, give or imply any such representation or warranty. June 2022.

