

For Sale

Grassland, Woodland and Former Allotments

The Reaps, Rivelin Valley Road, Sheffield

Approx. 11.18 Acres

Offers over £100,000



Description

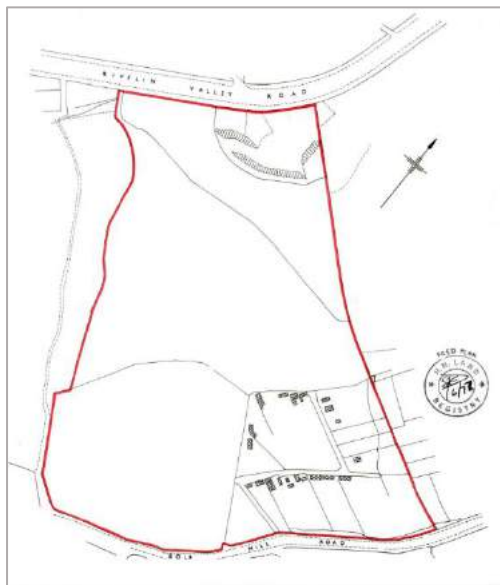
A rare opportunity to acquire approx. 11.18 acres of land in the Rivelin Valley which lies between Rivelin Valley Road and Bole Hill Road, consisting of grassland, woodland and former allotments, with access from both ends of the site. The Rivelin river flows just to the north, with the property ascending from the bottom of the valley until it reaches Bole Hill Road, where there are views across western Sheffield.

The land is north-westerly facing, with regenerated hardwood trees, grass and scrub. The land is opposite and close to the Rivelin Valley Water Play and café, and neighbours St Michael's Church on its north-east boundary. Local shops and business areas are very close by in Hillsborough, under a mile away, and Crookes, half a mile up the hill.



Land Quality

Natural England Agricultural Land Classification Maps mark the land as Grade 4 which is suitable for grazing. Natural spring water is available.



Schedule of Land

The land amounts to approx. 11.18 acres shown edged red on the attached plans which are not to scale and for identification purposes only.

Tenure and Method of Sale

The land is being sold freehold with vacant possession by Private Treaty.

Basic Payment Scheme

We are not aware the land is registered for entitlements.

Overage

The sale of the land will be subject to overage of 25% of any uplift in value from that of agriculture (and excluding equestrian) use for a period of 25 years.

Rights of Way, Wayleaves and Easements

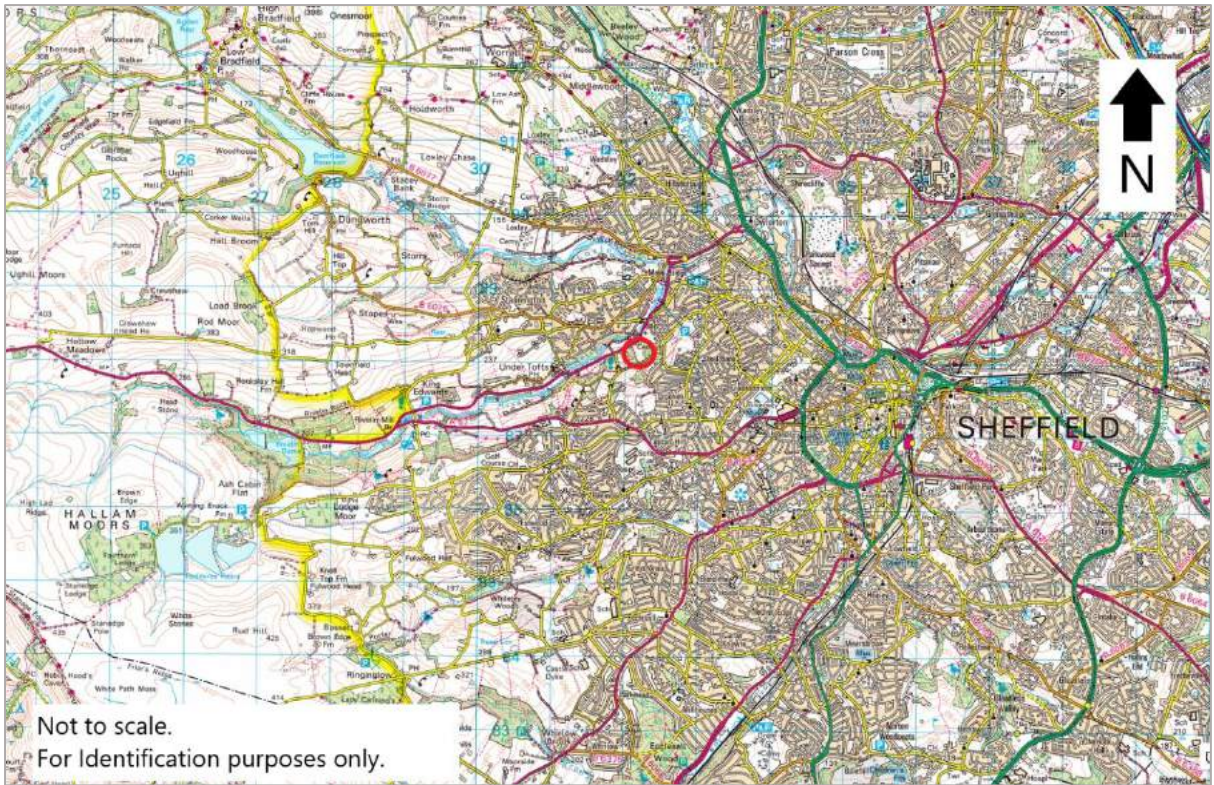
We are not aware of any public rights of way, wayleaves or easements that go through the site.

Sporting, Timber and Mineral Rights

All fishing, sporting, timber and mineral rights owned by the vendor are included in the sale.

Planning

The land is situated within the Green Belt within Sheffield City Council's Unitary Development Plan.



Viewing

Viewing by inspection on site on possession of this brochure.

Local Authority

Sheffield City Council
Town Hall
Pinstone Street
Sheffield
S1 2HH
Tel: 0114 273 4567



Important Note: Miller & Miller have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

- 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing.
- 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the buyer's legal representatives prior to exchanging contracts.
- 3.Information provided in respect of planning and rating matters, interested parties are recommended to seek their own independent verification on such matters from the appropriate Local Authority.
- 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts.
- 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale.
- 6.These details are for guidance only and do not constitute part of the contract for sale. Miller & Miller and their employees are not authorised to give any warranties or representations (written or oral) in relation to the sale. Buyers are advised to seek clarification on any points of particular interest, prior to pursuing their interest in this property.
- 7.Alterations to the details may be necessary during the marketing without notice.

For further information contact Joint Agents:

Miller & Miller
Suite 5, Shirley House
31 Psalter Lane
Sheffield S11 8YL
Tel: 0114 3270120
www.miller-miller.co.uk

W T Parker
4 Gluman Gate
Chesterfield
S40 1QA
Tel: 01246 232156
www.wtparker.com

