

# For Sale

Former Yew Lane Community Centre, Creswick Lane, Grenoside, Sheffield S35 8NN



**Residential Development Site (Subject to Planning) 0.12 ha (0.3 acres)**

**0114 273 5621 | [propertyservices@sheffield.gov.uk](mailto:propertyservices@sheffield.gov.uk)**  
**[www.sheffield.gov.uk/property](http://www.sheffield.gov.uk/property)**





## Site Location and Description

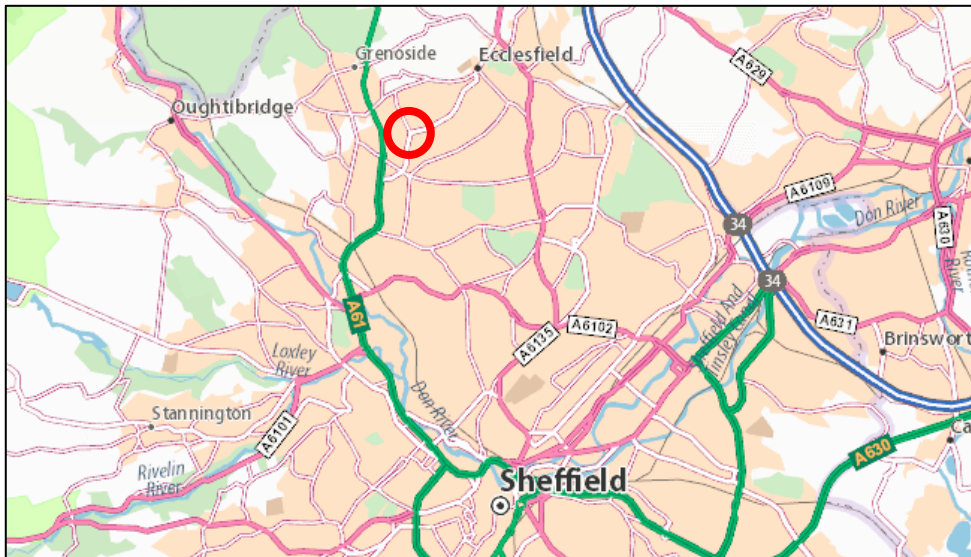
The site is located between Grenoside and Ecclesfield and benefits from an extensive frontage onto Creswick Lane, close to its junction with Yew Lane (B6087). The site is roughly rectangular in shape and extends to 1,200m<sup>2</sup> (0.3 acres).

The former Yew Lane Community Centre remains on the site which has suffered from fire damage and is considered uneconomical to repair. The balance of the site is predominantly overgrown and is boarded by mature hedgerows to the front, and paladin fencing to the rear.

The location has the benefit of being extremely accessible by both car and public transport with access to the City Centre and the M1 motorway provided by Halifax Road (A61). Just 500m from the site is open countryside which offers views out towards the Peak District.

The surrounding areas are predominantly residential with a good mix of local amenities available in both Grenoside and Ecclesfield including shops, supermarkets and doctors surgeries.

The site is considered suitable for residential development, subject to planning approval.



## Services

It is understood that connections to all mains services are available within the adjoining public highway; however it is the purchaser's responsibility to ensure the suitability of those services for any proposed development.



## Planning

Although the Unitary Development Plan (UDP, adopted 1998) shows the site designated as greenbelt, advice received from the Planning Authority has suggested that **residential development is considered acceptable** in principle given its designation as previously developed brownfield land. It is also suggested that the site could accommodate a total of 4 properties with an Affordable Housing contribution of 0% and a CIL payment of £0 for residential uses.

For assistance the Planning Authority has provided an informal planning advice note (attached at Appendix 2). Please note that the purchaser is advised to make their own enquiries prior to submitting an offer for the site.

Should you require further planning information, please contact Matthew Gregg at Sheffield City Council (Forward and Area Planning) via the following email address: [sheffield.plan@sheffield.gov.uk](mailto:sheffield.plan@sheffield.gov.uk).

# Outline Terms of Disposal

The City Council is willing to accept offers for the freehold of the property on the following basis:

- The Council invites written offers to be submitted on the attached offer form only
- The Council intends to enter into conditional contracts with the selected purchaser, subject to the purchaser obtaining detailed planning consent
- A deposit of 10% of the purchase price will payable upon exchange of contracts together with an additional non-refundable buyers' premium equivalent to 3% of the purchase price
- The successful purchaser will agree Heads of Terms within 4 weeks of their offer being accepted; exchange contracts and enter into pre-application discussions with the planning authority within 2 months of agreeing Heads of Terms; and submit a planning application within 6 weeks of contracts being exchanged
- Within 6 weeks and 10 days of detailed planning consent being granted the sale contract will complete and the remaining 90% balance of the purchase price will be payable

## Offer Procedure

- (a) Offers should be submitted by **12.00 noon on Friday 30<sup>th</sup> November 2018** using the attached Offer Form and be contained in a plain envelope with no identifying marks other than the Offer for Property label, also attached.
- (b) Offers should be delivered to Sheffield City Council, Property Services, Level 3, Moorfoot Building, Sheffield S1 4PL. Offers should be posted by recorded delivery, or delivered in person whereon a receipt will be issued, to ensure there is a record of delivery
- (c) Alternatively any Offer Forms may be emailed and should be addressed to [propertyservices@sheffield.gov.uk](mailto:propertyservices@sheffield.gov.uk); please include the following within the email subject box: **Former Yew Lane Community Centre – Closing date 12 noon Friday 30<sup>th</sup> November 2018**
- (d) Offers received after this date may be disqualified

- (e) Please supply the name and address of your legal advisers, together with the name of the person who will attend to this matter, with telephone numbers and an e-mail address, if known
- (f) The offer should be accompanied by the following information:
  - Financial Offer
  - Indication of initial development proposals for the site
  - Information on previously completed schemes
  - Detail of the proposed source of development finance
  - Proposed professional team
  - Development timeframe
  - Copy of the viability/development appraisal showing how the offer has been arrived at to ensure viability
- (g) Only offers of a non-variable nature will be considered; referential offers will not be accepted
- (h) Offers sent by fax will not be considered and may invalidate any offer submitted in the correct format due to potential breach of confidentiality
- (i) The Council reserves the right not to accept the highest, or indeed any offer made for the property
- (j) All costs in preparing the bid shall be at the bidder's expense
- (k) The acceptance of any offer is subject to formal City Council approval

## Viewing and Further Information

The property is gated but visible from the Highway. Please be aware that access to the community centre cannot be made available. For further information or site viewings please contact us using the details below;

Sheffield City Council  
Regeneration & Property Services  
Level 3, Moorfoot Building  
Sheffield, S1 4PL

[propertyservices@sheffield.gov.uk](mailto:propertyservices@sheffield.gov.uk)  
0114 273 5621





## Reservations

No information contained in this document or any other written or oral information made available to any interested party or its advisers shall form the basis for any warranty, representation or term of any contract by the City Council with any third party. The informal officer guidance provides general planning advice for prospective purchasers. It is informal advice and is given without prejudice to any decision made in formal determination of a planning application.

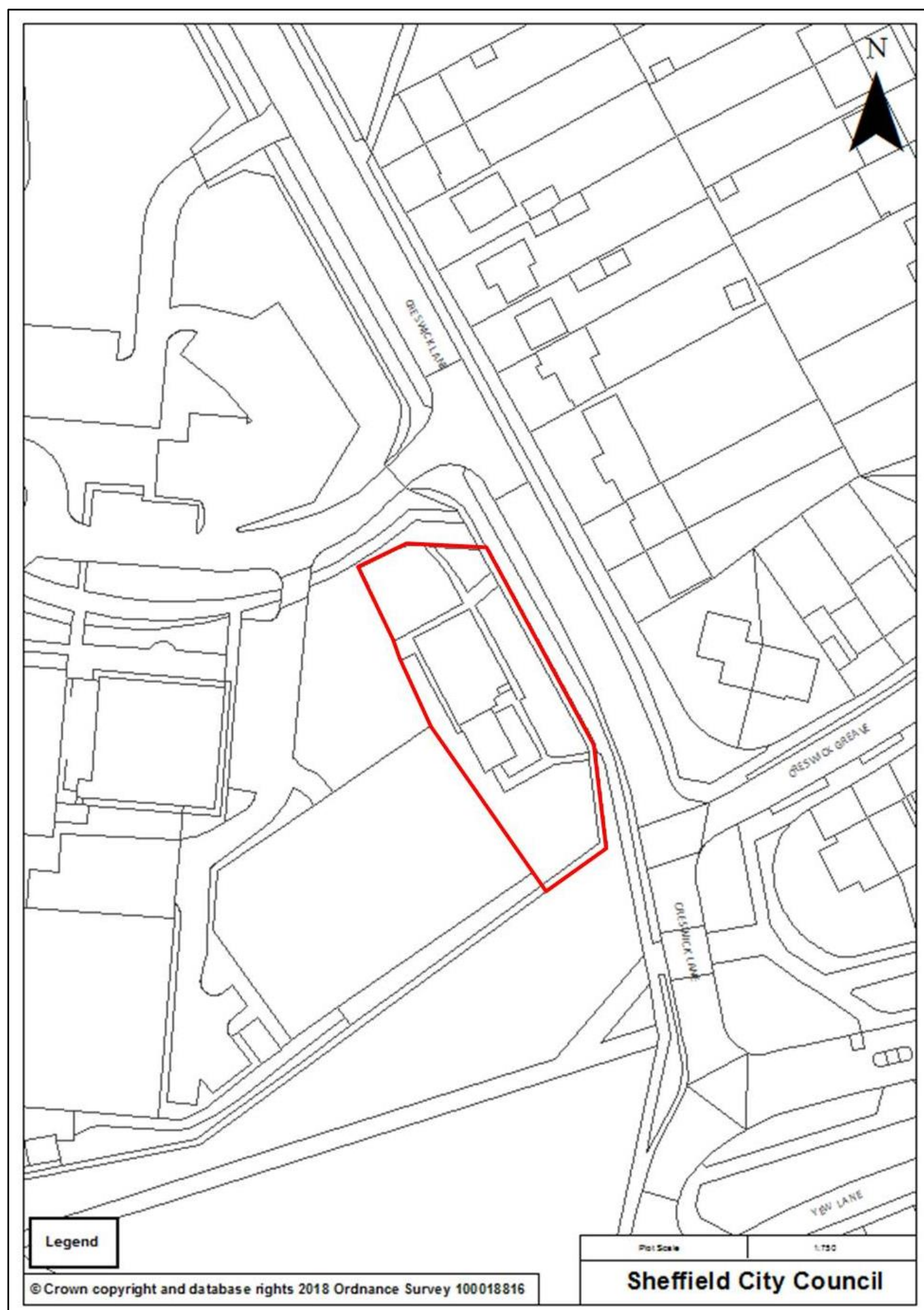
The City Council reserves the right not to follow up this invitation in any way and/or withdraw from the selection process at any stage and no expense incurred by any person in responding to the invitation and preparing an expression of interest will be reimbursed.

## MISREPRESENTATION ACT 1967

Sheffield City Council gives notice that (1) these particulars do not constitute any part of an offer or a contract. (2) Statements contained in these particulars as to this property are made without responsibility on the part of the City Council. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. (4) Any intending purchasers or lessees or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) Sheffield City Council does not make or give nor does any person in its employment have any authority to make or give any representation or warranty in relation to this property.



## Appendix1 – Disposal Plan



## Appendix 2 – Informal Planning Advice Note

### Yew Lane Community Centre, Creswick Lane, Grenoside

#### Policy and Constraints Summary

Until a [new Sheffield Local Plan](#) is adopted, planning decisions will be made using the following documents as appropriate:

- the [Core Strategy](#) (adopted March 2009)
- the [Unitary Development Plan](#) saved policies and Proposals Map (adopted March 1998) and
- the [Pre-Submission Draft City Policies and Sites](#) and [Proposals Map](#) (April 2013).

Site Size:	0.12 hectares (1,200 sqm / 12,916 sqft ).
Planning History:	05/00305/RG3 – Creswick Lane Community Centre. Single Storey extension to Community Centre to be used for storage.
UDP policy CF2 Keeping Community Facilities	The site contains the former Yew Lane Community Centre but redevelopment of the site will not be required to retain or reinstate it under Policy CF2. The demise of the community centre has been the result of a fire and there are no plans to reinstate it. The neighbouring Yewlands Academy offers space for community, sports and cultural events.
NPPF paragraph 89.	<p><b>The site is in the Green Belt.</b> Construction of new buildings in the Green Belt is regarded as inappropriate. One exception that applies here:</p> <ul style="list-style-type: none"><li>• Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.</li></ul> <p>Re-use of the building is also not inappropriate provided that it is of permanent and substantial construction.</p> <p>The site is bordered on all sides by built form so its contribution to the openness of the Green Belt and the purpose of including land within it are limited.</p> <p><b>Redevelopment is, in principle, acceptable.</b> Land uses could include housing (use class C3), community facility (D1), small office (B1), other uses considered on their merits and in line with national planning policy relating to shops or main town centre uses.</p>

UDP GE15 Trees and Woodland	Trees and hedgerows should be retained wherever possible and replaced when lost. A tree survey will need to be carried out in accordance with BS 5837. This will establish whether any trees including the hedgerow are worthy of retention and incorporated in a future layout for the site.
UDP GE11 Nature Conservation and Development	Before the building is demolished or significantly altered, then a bat scoping survey will be required to advise whether further action and a licence from Natural England are needed.
UDP BE5 Building Design and Siting	Site layout and design should be discussed in more detail in a pre-application enquiry.
UDP BE6 Landscape Design	There is potential to accommodate 4no. 3bed houses with driveways to the side of each dwelling. This would be based on a pair of semis in the middle with a detached property either side. Each property should face Creswick Lane, could be set back 2-3 metres from the pavement while still achieving rear gardens of at least 80sqm. A property at the north end may need to be set back from the tree close to the entrance of the school to avoid its root protection zone.
Density guidance: <a href="#">CS26 Efficient Use of Housing Land and Accessibility</a>	Part (d) 30 – 50 dwellings per hectare. Densities outside these ranges will be allowed where they achieve good design, reflect the character of an area or protect a sensitive area.
Affordable Housing & Community Infrastructure Levy (CIL): <a href="#">CS40 Affordable Housing CIL and Planning Obligations SPD (2015)</a>	North East affordable housing market area – affordable housing required contribution: 0%  CIL: Zone 1 (North East). Residential, leisure and office uses (use classes C3, D2 and B1 respectively) are zero CIL rated for the levy. Hotels are £40 per m <sup>2</sup> . Student accommodation is £30 per sqm.
Sustainability and Climate Change policies: <a href="#">CS64 Climate Change, Resources and Sustainable Design of Developments</a>  <a href="#">CS65 Renewable Energy and Carbon Reduction</a>  <a href="#">Climate Change and Design SPD &amp; Practice Guidance</a>	All non-residential developments over 500m <sup>2</sup> gross internal floorspace should achieve a BREEAM (BRE Environmental Assessment Method) rating of very good as a minimum. For developments (including conversions) of 5 or more dwellings, or non-residential uses over 500m <sup>2</sup> gross internal floorspace, 10% of predicted energy needs should come from renewable/low carbon energy sources, unless not feasible or viable. A Sustainability Statement will be required.  The use of green roofs for proposals of 10 or more dwellings or 1,000sqm is required subject to feasibility and viability.
UDP GE24 Noise Pollution	Residential use would attract standard conditions for

	internal noise level requirements, which would require an Environmental Noise Survey to be conducted.
<a href="#">Highways, Access &amp; Parking Transportation and Highways Information Sheets</a>	Car and cycle parking should be detailed – see information sheets. A Transport Statement will be required for a planning application and a Travel Plan will be discussed at pre-application depending on the proposal.
Contact:	Matthew Gregg, Forward and Area Planning Tel: 0114 2735305 E-mail: <a href="mailto:sheffield.plan@sheffield.gov.uk">sheffield.plan@sheffield.gov.uk</a>

### **Pre-application advice**

Before submitting a planning application developers are encouraged to make contact with the Planning Service where they will be advised as to whether pre-application advice and/or meetings would be useful. There is a charge for this service. Further information is available at: [Sheffield City Council - Pre-application enquiries](#) or by telephone on: 0114 2039183

Officers will provide guidance and agree a checklist of supporting information for a planning application as part of pre-application advice.

This note provides general planning advice relevant to future uses at the above site. It is an informal officer view given without prejudice to any decision made in the formal determination of any planning application.



OFFER FORM

PROPERTY ADDRESS:      Former Yew Lane Community Centre, Creswick Lane  
Grenoside, Sheffield S35 8NN

PURCHASER’S DETAILS:

Name:	_____	Solicitor:	_____
Address:	_____	Address:	_____
	_____		_____
	_____		_____
Telephone:	_____	Telephone:	_____
E-mail:	_____	E-mail:	_____

OFFER

AMOUNT OFFERED [EXCLUDING FEES]

£ .....

Deductions:

Please confirm whether there are likely to be any deductions in relation to the offer (eg affordable housing, CIL payments, contamination, specialist foundations, off site highway works etc),

Please provide a breakdown of any potential deductions and how these have been calculated. Please supply any supporting information you may have (continue on a separate sheet if necessary).

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Please provide a brief outline of your proposals for the property:

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Please outline any previous experience in delivering similar schemes including any supporting information:

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**CONDITIONS:**

Is your offer CONDITIONAL / UNCONDITIONAL? (Please circle as appropriate)

For example your offer may be subject to receipt of planning permission; development funding; a deadline; or other consent(s) being obtained.

If you answered CONDITIONAL to the above, please provide further information:

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Is your offer subject to phased payments YES/NO? (Please circle as appropriate)

If you answered YES to the above, please provide your proposal and estimated timescales:

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**FUNDING:**

Please provide details on how you would obtain funding for your proposals:

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A Bank Reference or other proof of funds will be required from the shortlisted applicant(s). Please provide full details including name, address, telephone number and status of a suitable contact within your/your business' bank:

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**OTHER INFORMATION:**

Please supply any further information in support of your offer:

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Signed: .....

Print Name: .....

Name of Company: .....

Position in Company (if applicable): .....

Date: .....

Address label:

**OFFER FOR PROPERTY**

**PROPERTY:     Former Yew Lane Community Centre, Creswick Lane,  
Grenoside, Sheffield S35 8NN**

**Sheffield City Council  
Regeneration & Property Services  
Level 3, East Wing, Zone 4  
Moorfoot Building  
Sheffield  
S1 4PL**



*Cut around dotted line and attach to an unmarked envelope*