

For Sale

Land at Gibraltar Street, Sheffield S3 8UB



Mixed Use Development Site (Subject to Planning) 0.05 ha (0.12 acres)

0114 273 5621 | propertyservices@sheffield.gov.uk
www.sheffield.gov.uk/property



Site Location and Description

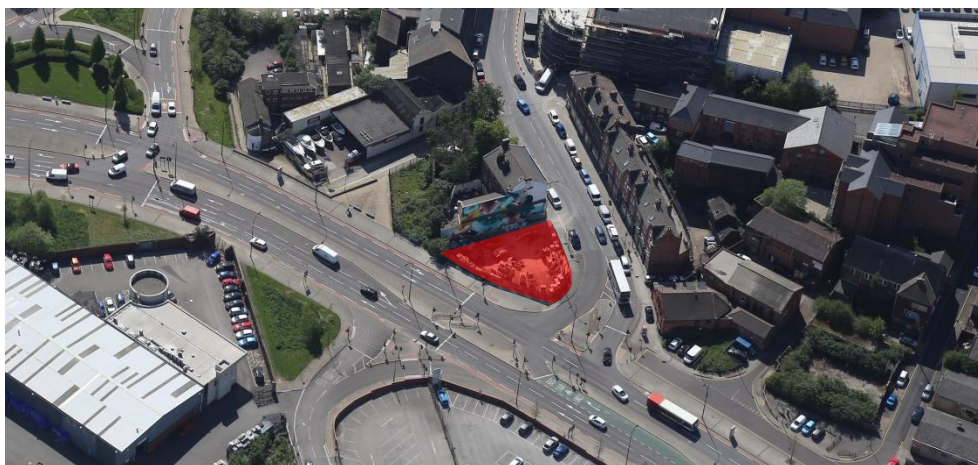
The site is located off Gibraltar Street on a highly prominent corner position facing the Inner Ring Road (A61) and adjacent to the Shakespeare Public House.

The site is triangular in shape measuring approximately 497 m² (0.12 acres) with a hard core surface and surrounded by a substantial wooden fence with gated access off Gibraltar Street. The site was previously used as a car park however it is currently occupied as a temporary storage compound.

The location has the benefit of being within walking distance of all the major city centre amenities, as well as being extremely accessible by car and public transport. Sheffield train station is located just 0.6 miles to the south and the nearest tram stop at Shalesmoor is just 500m away. Gibraltar Street leads directly onto the Inner Ring Road (A61) providing direct access to the city centre, Meadowhall and also out to the M1 motorway via the Sheffield Parkway.

The surrounding area contains a wide mix of different uses and is experiencing a significant amount of redevelopment activity, particularly in the adjoining Kelham Island Quarter which continues to prove popular with investors, developers and occupiers alike.

The site is considered suitable for development for a wide range of potential uses, subject to planning approval.



Services

It is understood that mains services are located within the public highway; however the purchaser will be responsible for ensuring the suitability of the services in the locality for the proposed development.



Planning

The Unitary Development Plan (UDP, adopted 1998) shows the site designated as a General Industrial Area, however informal planning advice suggests this is no longer relevant. It is now considered that a 5-6 storey mixed use development with an active commercial ground floor and residential accommodation above is more appropriate. It is also worth noting that the city centre affordable housing allocation in this location is 0%. A range of other uses including Retail are acceptable including a small (<200sqm) convenience shop. However, retail that is likely to be similar to that found in the proposed Sheffield Retail Quarter will not be supported.

For assistance the Planning Authority has provided a policy and constraints summary (see appendix 2) which also provides details of other forms of acceptable use. 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

Outline Terms of Disposal

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

- The City Council invites written offers for the freehold of the property on the offer form attached
- The Council will obtain vacant possession of the property prior to completion
- The Council intends to enter into conditional contracts with a prospective purchaser subject to the purchaser obtaining detailed planning consent
- Upon exchange of contracts, the purchaser will pay a deposit of 10% of the purchase price
- Upon exchange of contracts, the purchaser shall also pay a non-refundable buyers' premium equivalent to of 3% of the purchase price
- The purchaser will submit a planning application within 6 months from the selected bidder being notified
- Within 6 weeks of being granted detailed planning consent 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 13th October 2017** 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 offers for the site may be emailed to propertyservices@sheffield.gov.uk, please include the following within the email subject box: **Land at Gibraltar Street – Closing date 12 noon Friday 13th October 2017.**
- (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 proposals for the site
 - Information on previously completed schemes
 - Detail of the proposed source of development finance
 - Proposed professional team
 - Details of Development time frame
 - Copy of the viability/development appraisal showing how the offer has been arrived at
 - The period in which you anticipate to be able to exchange contracts following receipt of title documentation
- (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 the approval of the Council

Viewing and Further Information

The property is open to view from the public highway at your convenience. For further information please contact us using the details below;

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

propertyservices@sheffield.gov.uk
0114 273 5621



- A** Land at Gibraltar Street
- B** Midland Train Station
- C** University of Sheffield
- D** Sheffield Hallam University
- E** Town Hall & Peace Gardens
- F** Velocity
- G** Millsands
- H** Sheffield Crown Court
- I** Inner Relief Road

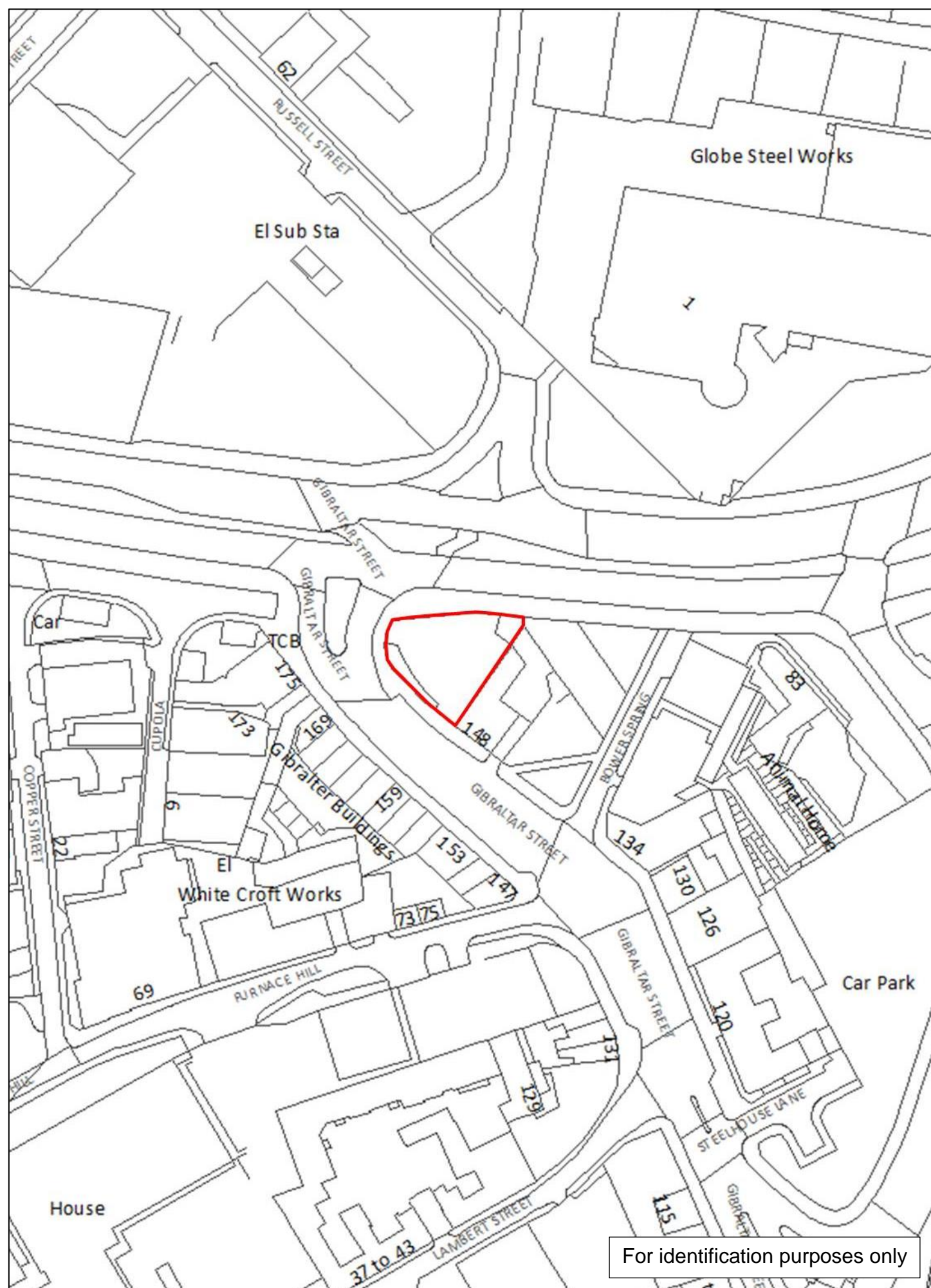
Reservations

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 – Land at Gibraltar Street – 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:	0.049 hectares (497 sqm / 5,352 sqft).
Planning History:	10/03311/CHU - Use of land to create a temporary car park and installation of pay machine - Granted 7.2.2011 Temporary use expired February 2014. Given the prominent location of the site the temporary use was granted for 3 years in the interests of the visual amenity of the local area, and the aspiration is for a high quality building to be located here.
Principle of Development: UDP IB5 Core Strategy CS17 City Centre Quarters (part h. St. Vincent's) Business Area (Pre-Submission Draft City Policies and Sites)	UDP General Industry Area – General Industry and warehouses are preferred uses but this is no longer appropriate. A range of uses including light industrial but also residential, student residential, hotels, offices, food and drink uses, and leisure and recreation facilities are acceptable in principle. Retail is acceptable subject to meeting the sequential and impact test in national policy where relevant, though small convenience shop (<200sqm) supported in principle. Retail that is likely to be similar to that found in the proposed Sheffield Retail Quarter will not be supported.
Density guidance: CS26 Efficient Use of Housing Land and Accessibility	Part (a) at least 70 dwellings per hectare.
Affordable Housing & Community Infrastructure Levy (CIL): CS40 Affordable Housing CIL and Planning Obligations SPD (2015)	City Centre affordable housing market area – affordable housing required contribution: 0% Zone 4, City Centre South. For residential: £50 per sqm. Leisure and office uses (use classes D2 and B1 respectively) are zero CIL rated for the levy. Hotels are £40 per m ² . Student accommodation is £30 per sqm.
UDP BE22 Archaeological Sites and Monuments	The site is adjacent to a Scheduled Monument (NHLE ref 1004795) labelled on Figure 1 below. It is the remains of a pair of steel cementation furnaces built in the early 19 th century and used for producing 'blister' steel. These remains are rare survivors of structures once common to the city – all but one other example having been demolished. As such, given the significance of the remains to our understanding of the development of the steel industry, they are recognised as being of national importance. Its setting must be preserved, protected and enhanced. Development will not be allowed which would damage or destroy significant archaeological sites and their settings. Historic England and South Yorkshire Historical Society must be consulted when developing a scheme for the site.

	Contacts can be provided on request.
<p>Design Principles:</p> <p>CS74 Design Principles UDP BE6 'Landscape Design'</p>	<p>A prominent corner site on the inner relief road so high quality physical and landscape design is essential. A robust response is expected whilst taking into account the setting of the Scheduled Ancient Monument. It is considered that 5 to 6 storeys is an appropriate scale that has the potential to achieve a distinct bookend building.</p> <p>The form of a new building should be analysed in townscape views as part of the development of the scheme to avoid haphazard or slab-like massing.</p> <p>A limited high quality palette of external materials should be used. The immediate context is red brick with stone detailing and Kelham Island consists of high quality contemporary brick buildings that could be referenced. The use of render, block work, timber cladding and large format insulated metal cladding will not be unacceptable.</p> <p>The ground floor must respond positively to the public realm with some active uses, e.g. a commercial use or entrance foyer with a gym or café.</p>
<p>Sustainability and Climate Change policies:</p> <p>CS64 Climate Change, Resources and Sustainable Design of Developments</p> <p>CS65 Renewable Energy and Carbon Reduction</p> <p>Climate Change and Design SPD & Practice Guidance</p>	<p>All non-residential uses over 500m² gross internal floorspace should achieve a BREEAM (BRE Environmental Assessment Method) rating of very good as a minimum. For developments of 5 or more dwellings, or non-residential uses over 500m² 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.</p> <p>The use of green roofs for proposals of 10 or more dwellings or 1,000sqm is required subject to feasibility and viability.</p>
CS66 Air Quality	Need for air quality assessment to be agreed at planning or pre-application stage.
CS67 Flood Risk Management	A low probability of flooding (Flood Zone 1), 95sqft of the north eastern corner has a medium probability of flooding (Flood Zone 2). Built form should try to avoid this where possible (i.e. a sequential approach to site layout).
UDP GE24 Noise Pollution	Noise survey will be required, and mitigation of traffic noise from A61 inner relief road and possibly from the Shakespeare public house.
Highways, Access & Parking Transportation and Highways Information Sheets	<p>Access off Gibraltar Street via the current access into the site.</p> <p>Transport Assessment or Statement will be required for planning application.</p> <p>Parking Guideline in line with information sheet 3 for the city centre.</p>
Contact:	<p>Matthew Gregg, Forward and Area Planning</p> <p>Tel: 0114 2735305</p> <p>E-mail: sheffield.plan@sheffield.gov.uk</p>

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.

OFFER FORM

PROPERTY ADDRESS: Land at Gibraltar Street, Sheffield S3 8UB

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:

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:

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:

FUNDING:

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

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:

OTHER INFORMATION:

Please supply any further information in support of your offer:

Signed:

Print Name:

On behalf of (Company):

Date:

Address label:

OFFER FOR PROPERTY

PROPERTY: Land at Gibraltar Street, Sheffield S3 8UB

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