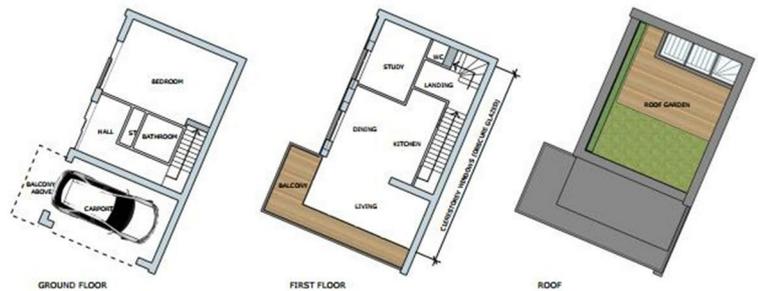
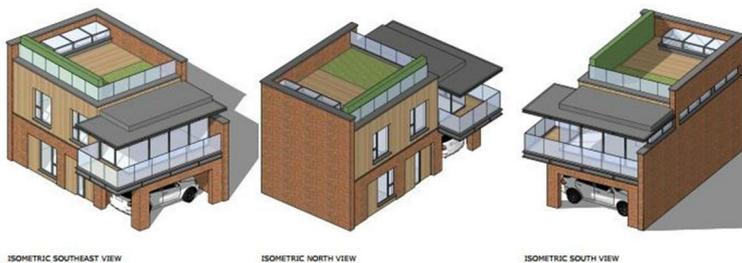


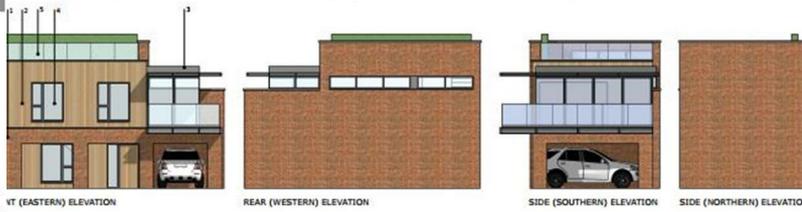
101a Ecclesall Road South

Ecclesall, Sheffield, S11 9PH

Price guide £100,000



MATERIALS KEY
 1 MAIN WALLING TO BE RED FACED BRICK TO CLOSELY MATCH EXISTING BUILDINGS. NATURAL COLOUR.
 2 HORIZONTAL
 3 FEATURE WALLING TO BE TIMBER EFFECT CLADDING IN BROWN AND GREY TONES. COLOUR: DARK
 4 FLASHINGS, CAPINGS AND ROOFS (INCLUDING BALCONY EDGE AND RAISE CHANNELS) TO BE COLOUR
 5 COATED PRESSURE TREATED IN RAL 7011 COLOUR. 100% SLOPED GREEN ROOF TO ROOF GARDEN WITH
 6 TREES IN FRONT OF GLASS CLADDING TO PREVENT REFLECTION. FOR INCREASED PRIVACY
 7 WINDOW AND DOOR FRAMES TO MATCH FLASHINGS, ETC OR RAL 7022. ENTRANCE DOOR TO BE TIMBER
 8 EFFECT TO MATCH FEATURE CLADDING
 9 BALCONY/ROOF GARDEN GARDENING TO BE FRAMELESS GLASS WITH MINIMAL FIXING CHANNEL DETAIL AT



101a Ecclesall Road South

Ecclesall, Sheffield, S11 9PH

Price guide £100,000



Land with previous planning permission granted to build a two storey modern house with car port and roof terrace. (this ran out August 2025)
Please call for more details.

Proposed Plans and Elevations - Ref: 27650_A(02)02
P4 Published 12.08.2022
Proposed Site Layout - Ref: 27650_A(01)01 P5
Published 10.08.2022

Proposal: Demolition of existing buildings
(Retrospective) and erection of a two storey
dwelling house including carport (amended
description and drawings)

Location: Store B At Rear Of 97 To 101 , Ecclesall
Road South, Sheffield, S11 9PH

Planning permission is hereby GRANTED for the
above-mentioned development in
accordance with the application deposited with the
Council on 10 June 2022 together
with the relevant plans, including any amendments
now agreed, subject to the following
condition(s), in each case followed by the relevant
reason.

Time limit for Commencement of Development

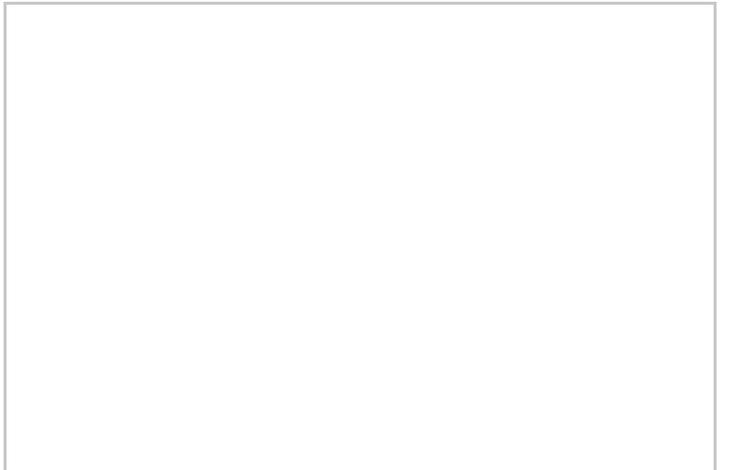
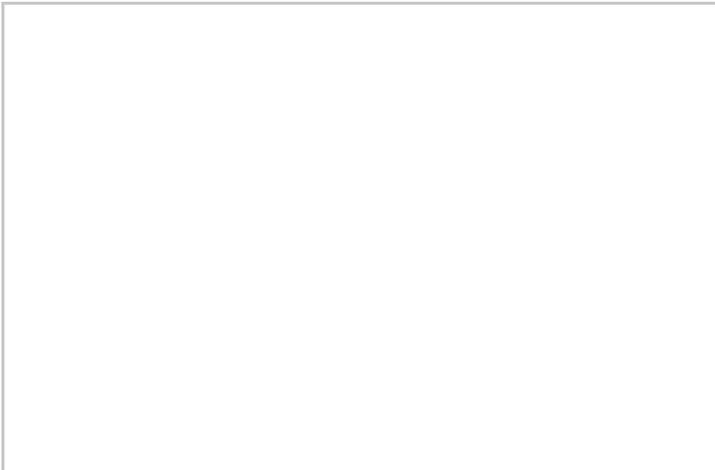
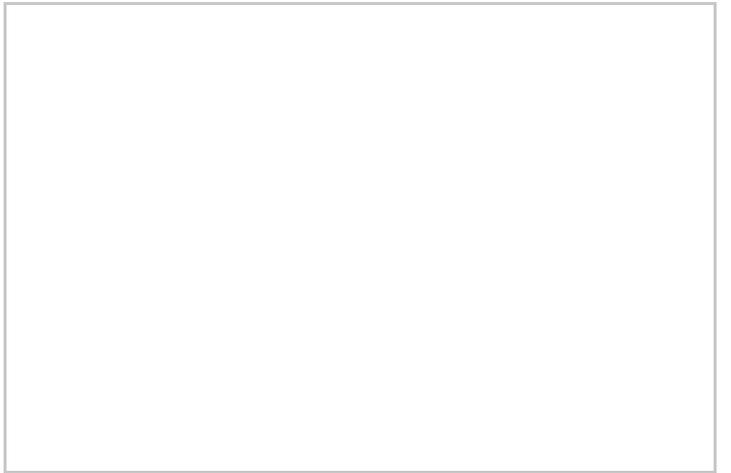
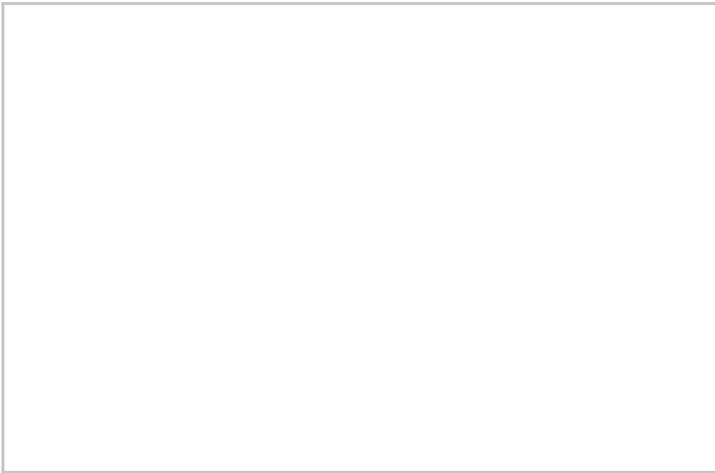
1. The development shall be begun not later than the
expiration of three years from
the date of this decision.

Reason: In order to comply with the requirements of
the Town and Country
Planning Act.

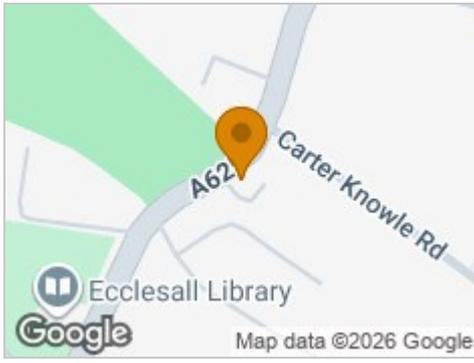
Approved Plan(s)

2. The development must be carried out in complete
accordance with the following
approved documents:

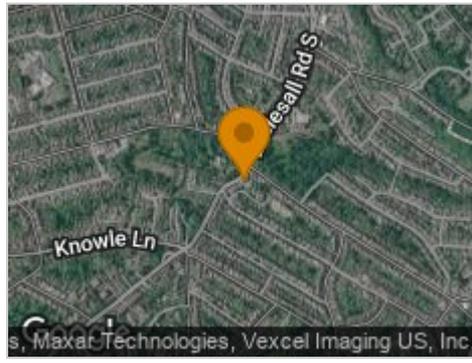
Location Plan - Ref: 27650_A(00)01 P2 Published
8.6.2022



Road Map



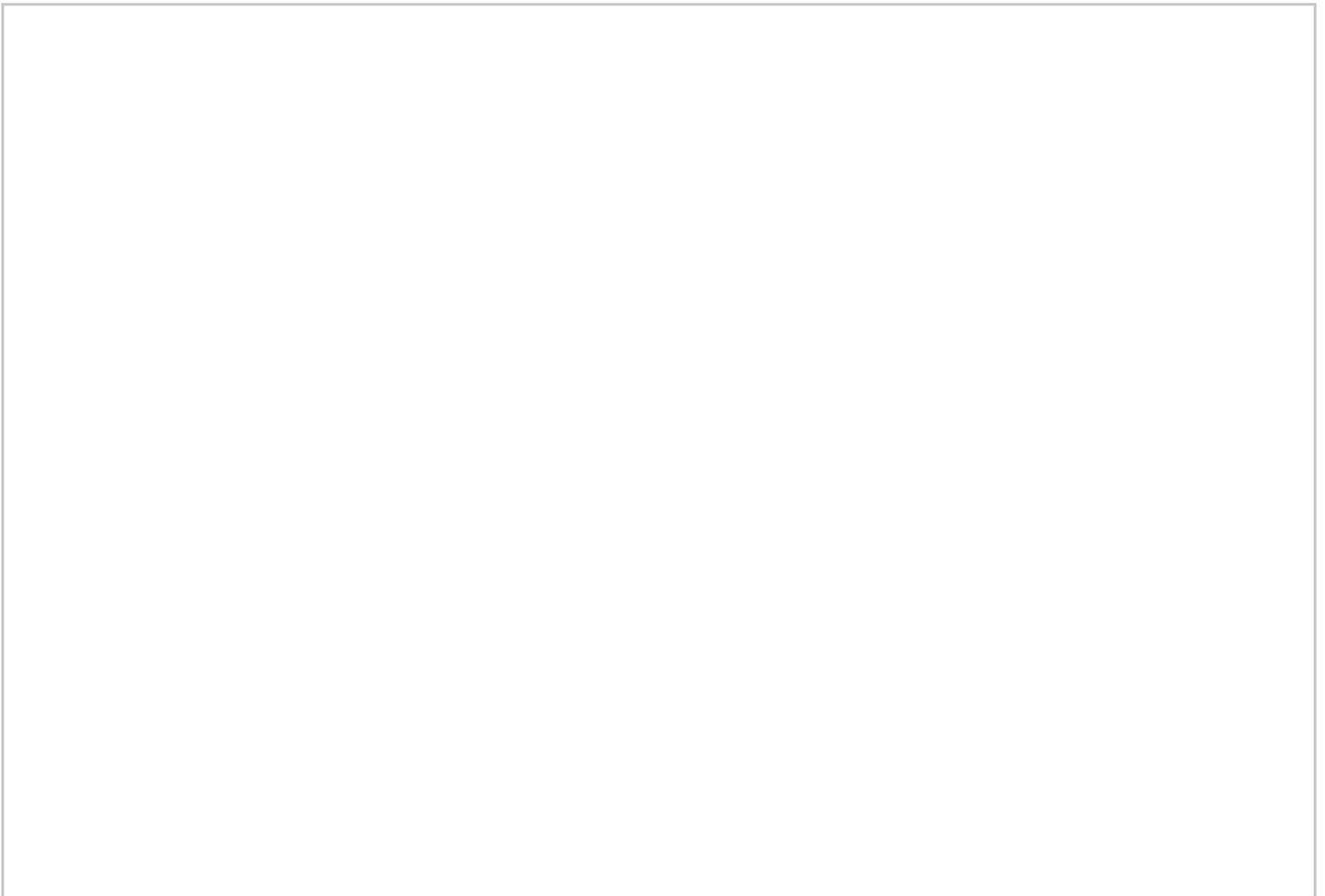
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our JPM Estate Agents Ltd Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.