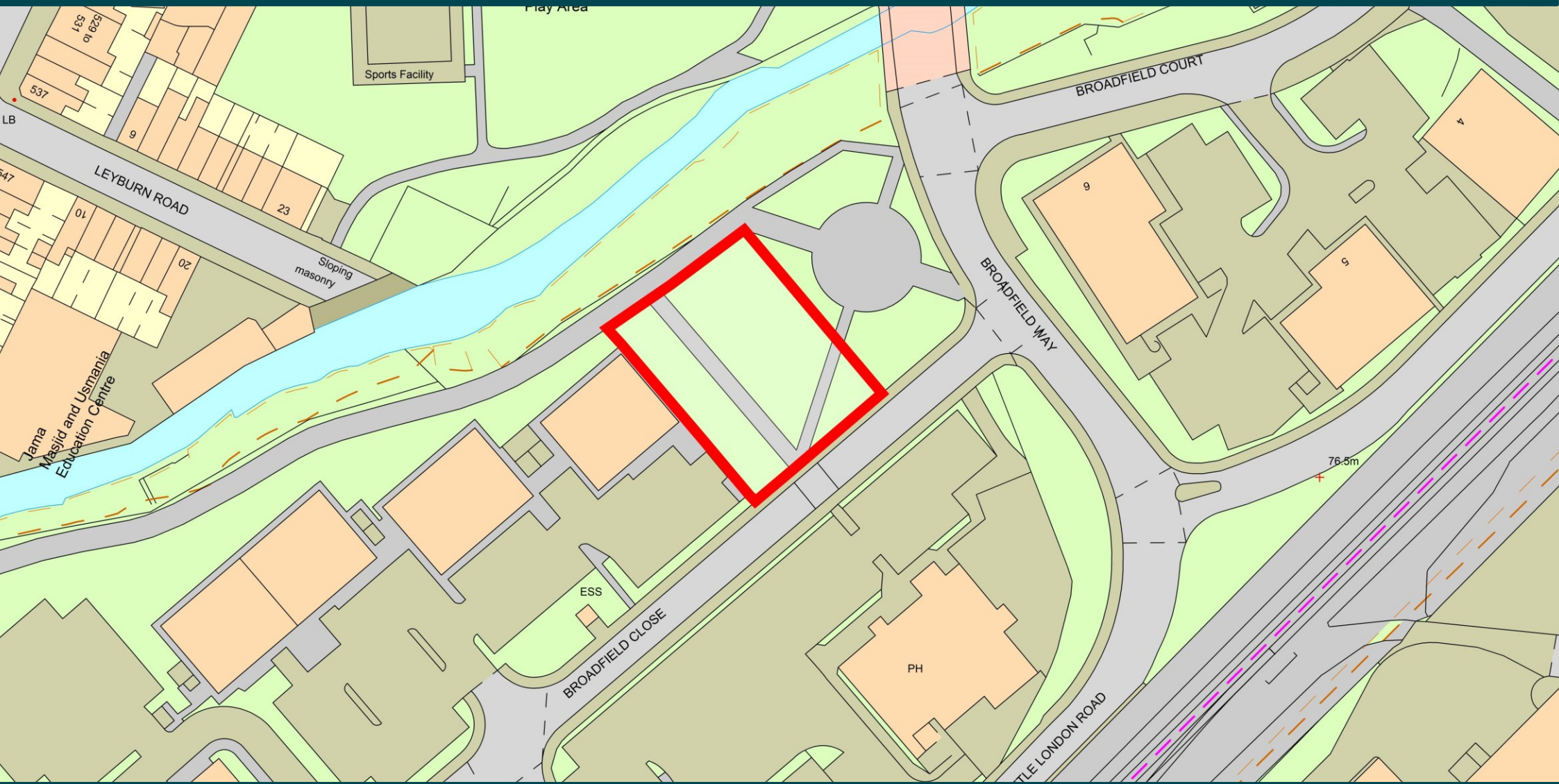


# For Sale.



*Prominent site with planning for 3 storey office development – suitable for alternative uses (STPP).*



**Land at 1 Broadfield Close, Broadfield Business Park, Sheffield, S8 0XN.**

*Extending to approximately 0.3 acres (0.12 hectares) located at the established Broadfield Business Park.*

## Location.

The site is located on Broadfield Close within the well-established Broadfield Business Park, towards the south of Sheffield. The area is well connected with Abbeydale Road (A621) and Chesterfield Road (A61), forming main arterial routes into Sheffield City Centre. Good onward connectivity via Junction 33 or 34 of the M1, being some 8 miles in distance, provide easy access to the remainder of the region and beyond.

## Description.

The site forms a regular shaped site extending to a gross site area of approximately 0.3 acres. The site currently is unsurfaced but could be utilised for a multitude of uses or redevelopment, subject to planning.

Broadfield Business Park has established itself as one of the premier business hubs in Sheffield, typified by a range office, business units and leisure. The estate is home to several well-known occupiers including Virgin Active, Broadfield Dental, St John Ambulance. The area is well located with public transport and road links, public open space and door-step amenity in one of the many eateries along Abbeydale Road.

## Quoting price.

Unconditional offers are invited in the region of £350,000 exclusive.

## Tenure.

The property shall be sold on a newly formed long-leasehold interest in the order of 200 years, with a peppercorn rent of £100 per annum.

## Planning.

The site has planning consent for a new three-storey Grade A office building (Use Class E) extending to c. 8,360 sq ft (776.73 sq m), with the provision of car parking, cycle accommodation and electric vehicle charging. Please see link to relevant planning applications below:

Planning Application – Ref. No: 23/00608/FUL

Planning Application – Ref. No: 23/00608/COND1

The site may be suitable for a range of alternative uses, subject to the appropriate planning consents.

## Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

## Costs.

Each party is to be responsible for their own legal costs incurred in any transaction

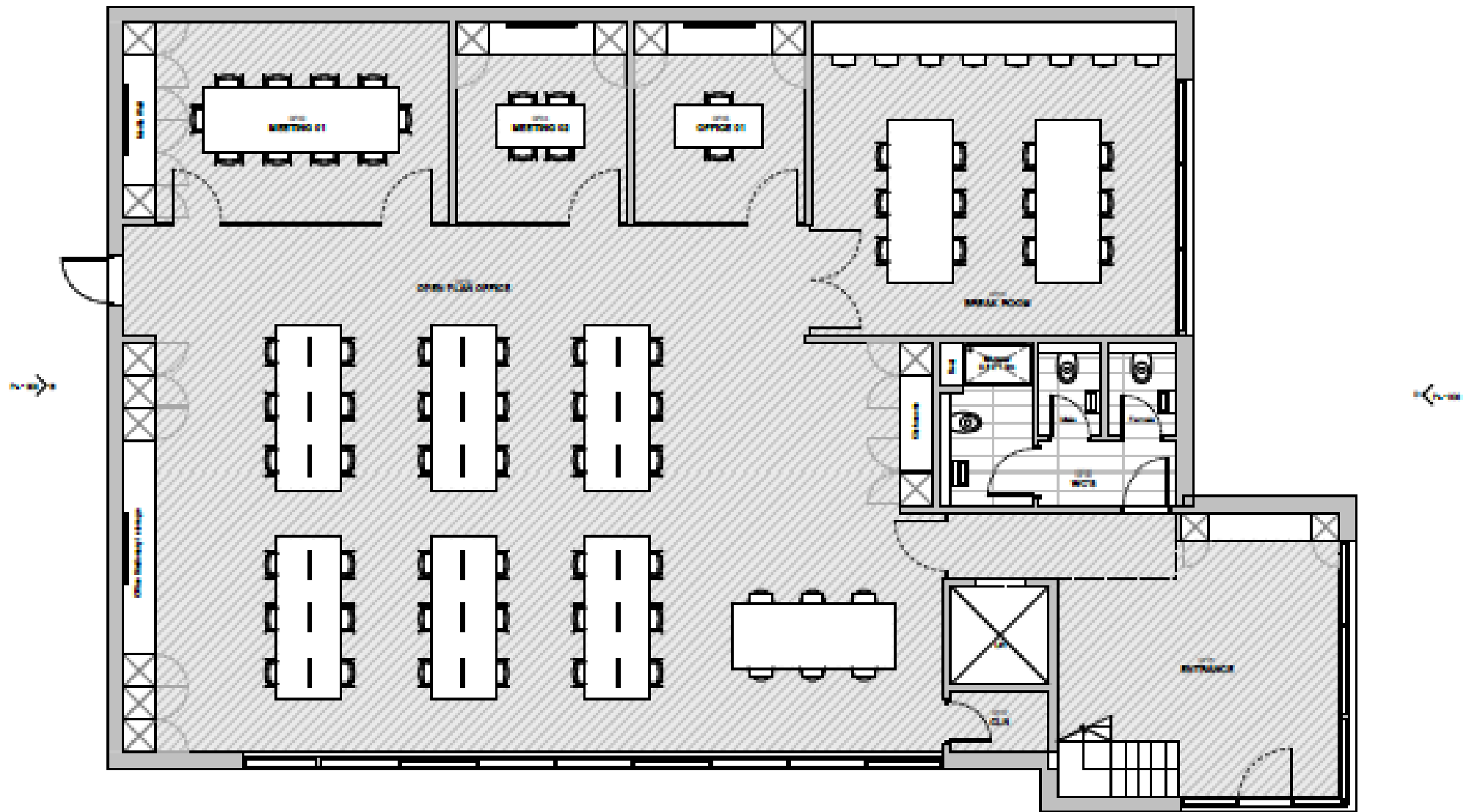
## VAT.

All figures quoted are subject to VAT at the prevailing rate where applicable.





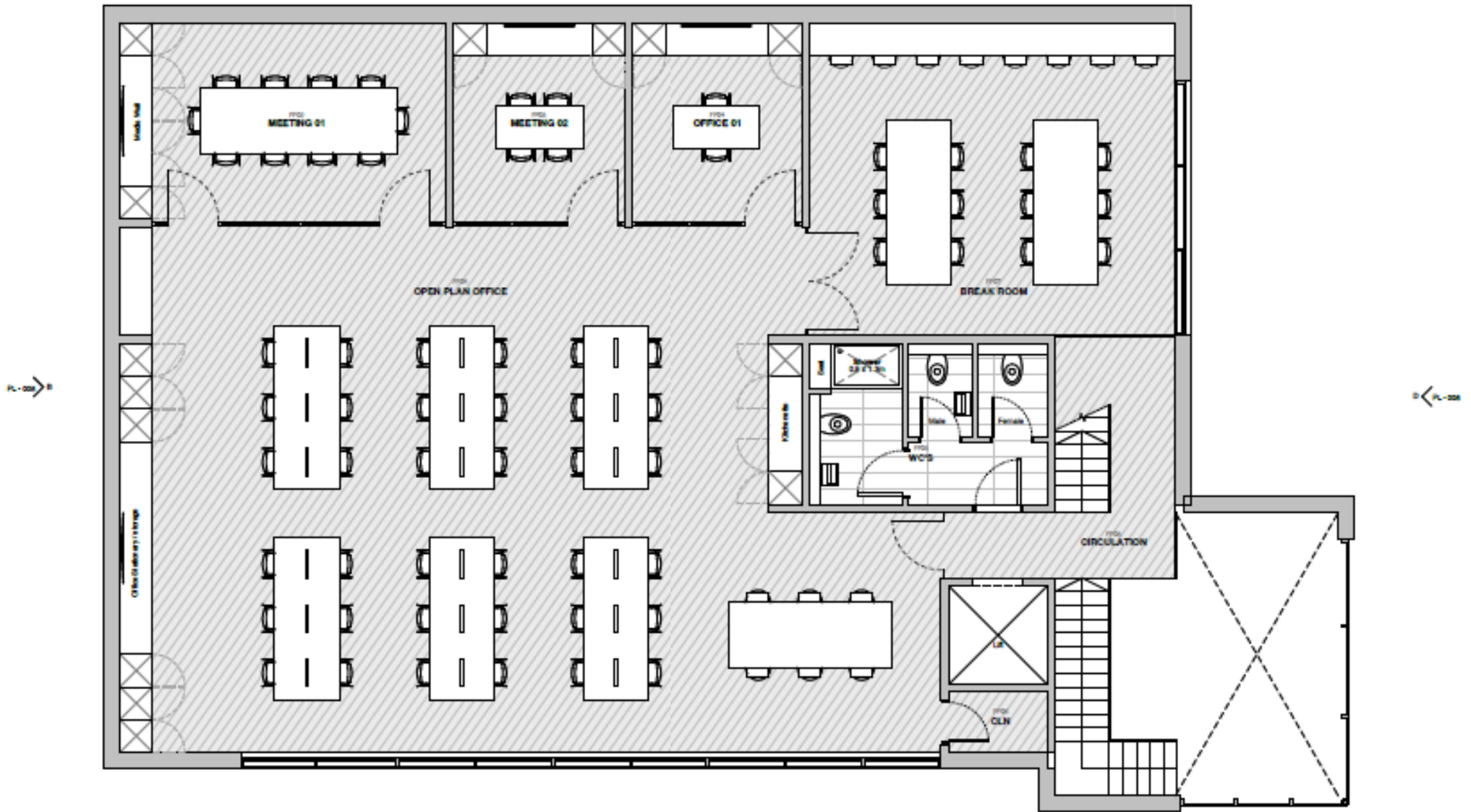
**Land at 1 Broadfield Close, Broadfield Business Park, Sheffield, S8 0XN.**  
*Consented 3 Storey Office Scheme - Ref. No: 23/00608/FUL.*



**Land at 1 Broadfield Close, Broadfield Business Park, Sheffield, S8 0XN.**

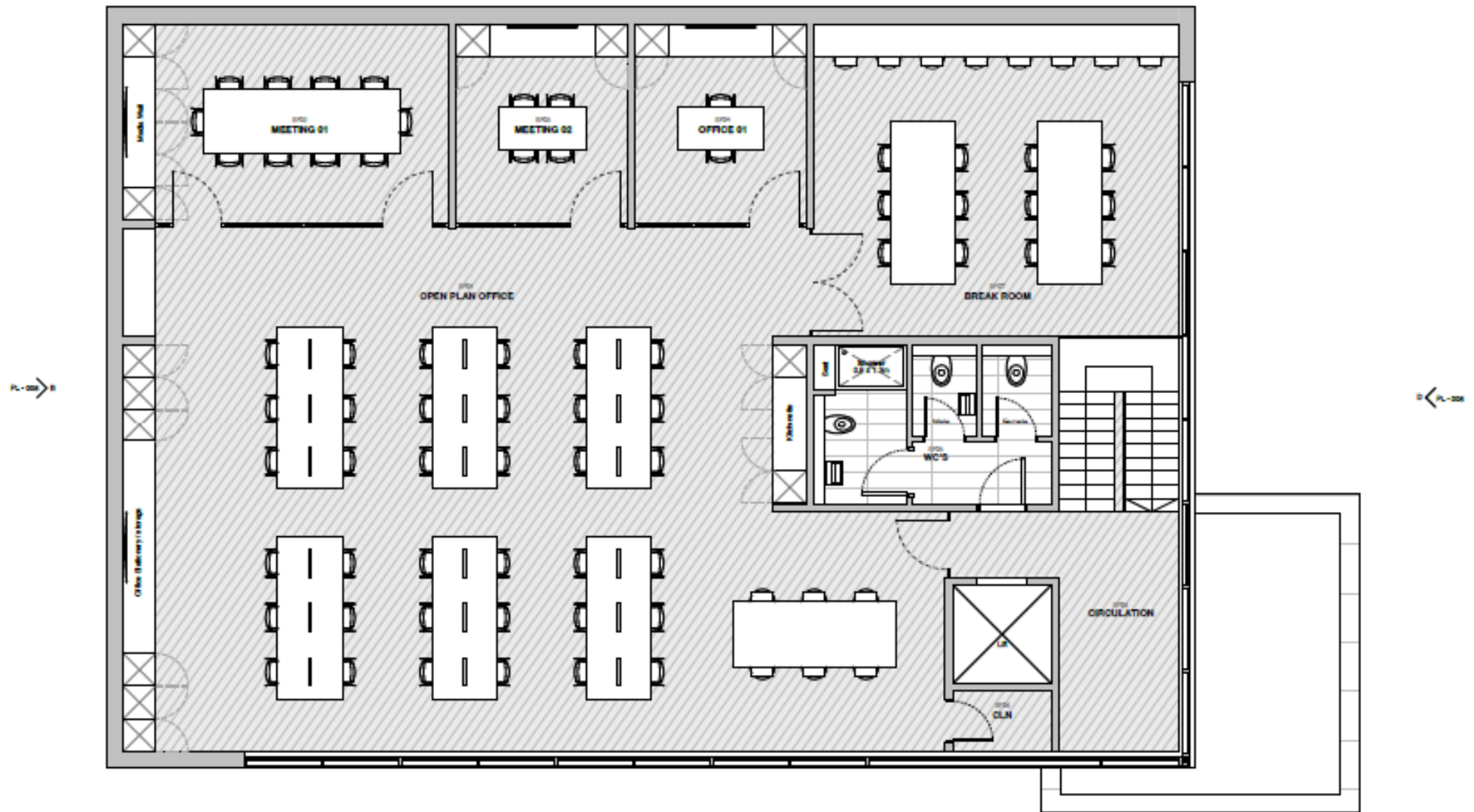
*Indicative Ground Floor Layout - Consented 3 Storey Office Layout - Ref. No: 23/00608/FUL.*





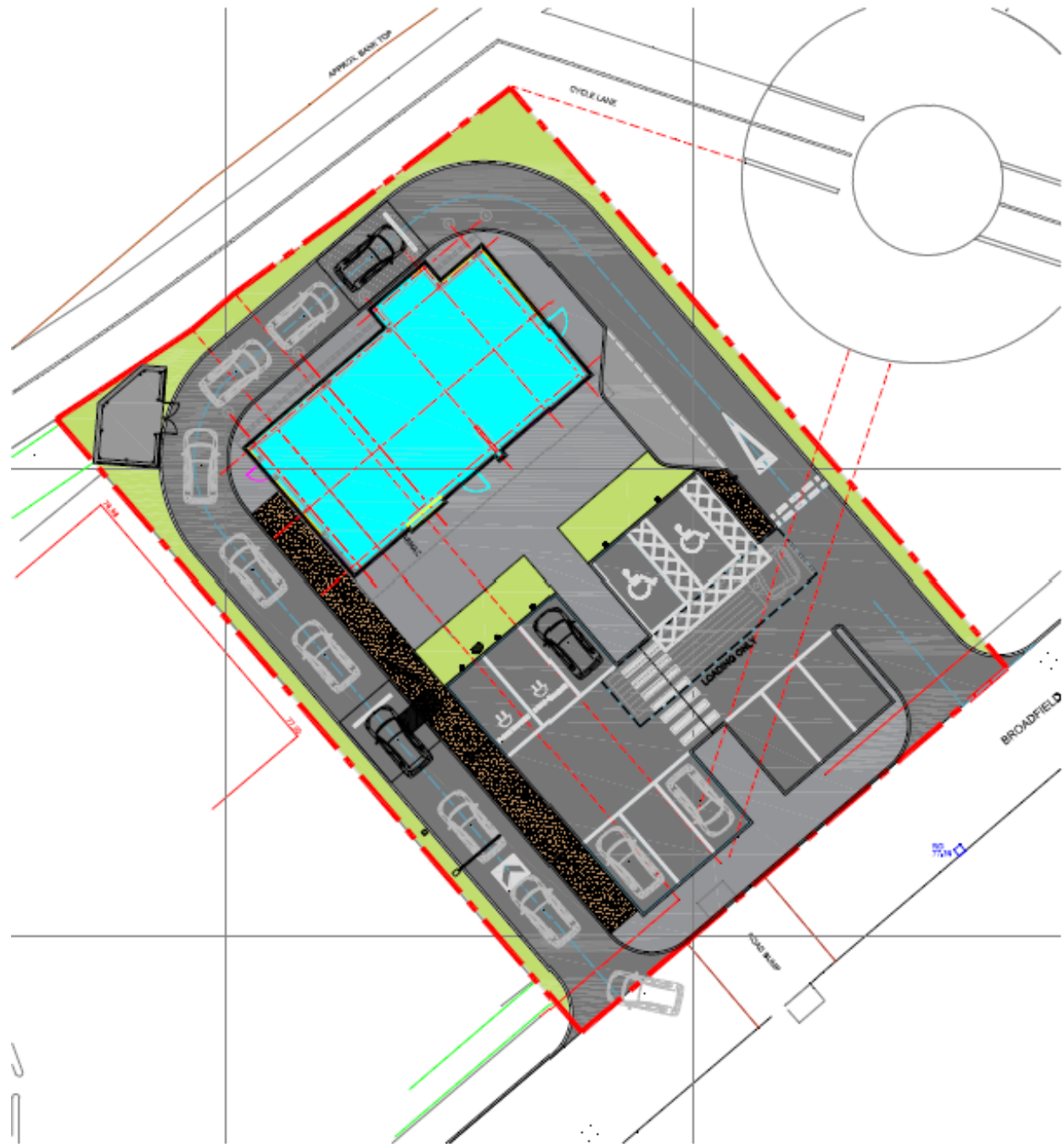
**Land at 1 Broadfield Close, Broadfield Business Park, Sheffield, S8 0XN.**

*Indicative First Floor Layout - Consented 3 Storey Office Layout - Ref. No: 23/00608/FUL.*



**Land at 1 Broadfield Close, Broadfield Business Park, Sheffield, S8 0XN.**

*Indicative Second Floor Layout - Consented 3 Storey Office Layout - Ref. No: 23/00608/FUL.*



**Drive Thru Scheme – Indicative Purposes Only.**

# Contact.

For further information, or to arrange a viewing, please contact sole agents Knight Frank:

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Particulars dated October 2025 Photographs dated October 2025.

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