

LOT

21

12 Paradise Square, Sheffield city centre S1 2DE

Guide price* £300,000+



Former offices with planning permission granted to convert into 3 one and two bedroom apartments offering an incredible development opportunity and a piece of Sheffield’s Georgian history.

Description

Believed to date from the mid 1700s is this five storey Georgian townhouse which in previous years has been used as offices but now has planning permission to convert the building into 3 large apartments. The Grade II listed building has around 1750 square feet of accommodation over 5 floors and offers a unique and exciting development opportunity to the buyer. Planning was granted in November 2018 to convert the building into 3 flats, a mixture of one and two bedroom apartments with two of the flats being duplex over two floors. No.12 is now vacant, retains many of its original style features, high ceilings and character therefore an internal viewing

is advised to fully appreciate the townhouse and the superb potential project offered.

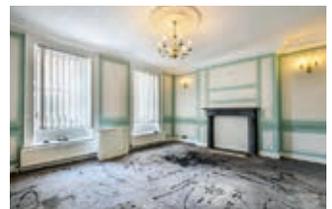
Location

Paradise Square is a Georgian square in the heart of the city of Sheffield. Its location offers full benefits of city centre living with an excellent range of shops, large department stores, restaurants, bars, theatres, museums, green spaces and local facilities. There are excellent bus, tram and road networks with easy reach to Meadowhall shopping centre and the M1 motorway network along with Sheffield Train station also. Paradise Square is well placed to geographically link up the currently much sought after Kelham Island urban neighbourhood towards the

North West of the City and also close to the large number of city centre redevelopments currently underway in Sheffield itself.

History

The east side of the square consists of five houses built in 1736 by Nicholas Broadbent on land leased from the trustees of the Shrewsbury Hospital. The square often thronged with excited crowds who came to hear what their leaders had to say on all the stirring topics of the time, the first recorded assembly was in July 1779 when John Wesley preached and where Chartists met in the 1830s. Though the pottery market in the square was not long-lived, a number of the buildings in the square were used by glass and china



dealers throughout the 19th century. Early residents of square were mostly from the Upper Middle classes, such as attorneys and physicians. Notable former residents include physician David Daniel Davis, who lived at No. 12 from 1803 to 1812. In recent years the buildings have been used as offices, though in 2008 numbers 7 and 9 were converted into a restaurant.

Accommodation

Lower Ground Floor Vaulted cellars and various rooms.



Ground Floor Entrance lobby and formal reception hall with feature staircase, W.C's, front and rear offices with access to the rear yard. Access to lower ground floor.

First Floor Landing and stairs, various offices and storerooms.

Second Floor Landing and stairs, various office, WC and storerooms.

Outside Front forecourt and rear yard.

Tenure

Leasehold for 500 years from the 2nd February 1736 at a nominal annual ground rent, please see legal pack for further information. Parking spaces are available to residents of the square via Sheffield Town Trust, interested parties are asked to make their own enquires.

EPC

Exempt

Auction Valuer

Lucy Crapper ANAVA

Planning Permission

Planning permission was granted by Sheffield City Council, reference 18/03213/ FUL in November 2018. Interested parties are referred to Sheffield City Council 0114 273 4854 or www.sheffield.gov.uk Planning and development section.

Viewing

Strictly by appointment with joint agent Spencers 0114 268 3682. For any other auction enquiries please call the auction team on 0114

254 1185 Any viewers of this property are strongly advised to take extra care due to its landscape. Suitable footwear is required and no children permitted. Blundells Auctions, Spencers Estate Agents and their clients take no responsibility for any accidents losses or injuries incurred whilst visiting the site.