

For Sale

Land at Old Fulwood Road | Fulwood
Sheffield | S10 3TH

Excellent Development Site in a highly desirable area

Potential uses (subject to planning):

Residential, Retail, Leisure, Carehome

Expired residential outline planning consent granted in 2021



- Excellent location, close to Sheffield City Centre
- Views over open countryside
- Easy access to M1, M18 and A1
- Close to Peak District
- Outline planning consent (expired)
- Good local facilities and public transport routes

**Commercial
Property
Real Estates**

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**Development Opportunity – Fulwood,
Sheffield, S10 3TH**

For Sale

Location

The property is situated off Fulwood Road, Fulwood near Sheffield. A few minute's walk from Fulwood Town Centre. The site is within easy commuting distance to Sheffield, Leeds, Manchester and Derby. The site is well connected to bus services and has good access to Sheffield Railway Station.

Planning

Outline planning consent was granted in 2021 for a residential development, the consent has since expired. A new planning application has been submitted 23/03687/FUL which is yet to be determined.

Further information can be found on the Local Authority Planning portal.

The Property

The brownfield site is approximately 5.5km from Sheffield city centre to the west. The site currently consists of several commercial buildings, surrounded by driveways, car parking and gardens.

The site is the former location for offices of Sheffield Health and Social Care NHS Foundation Trust. Fulwood Town Centre is a few minutes walk away and has a range of shops and other amenities. The open countryside of the Peak District lies to the West and South West

Terms

The property is available for sale and offers are invited to be submitted in writing **27th February 2026**

Please contact the agent with expressions of interest who will provide access to the data room for the property.

The site is available as a whole or in 2 separate lots.

Due to the poor condition of the building access to the site is restricted and subject to prior appointment via the agent

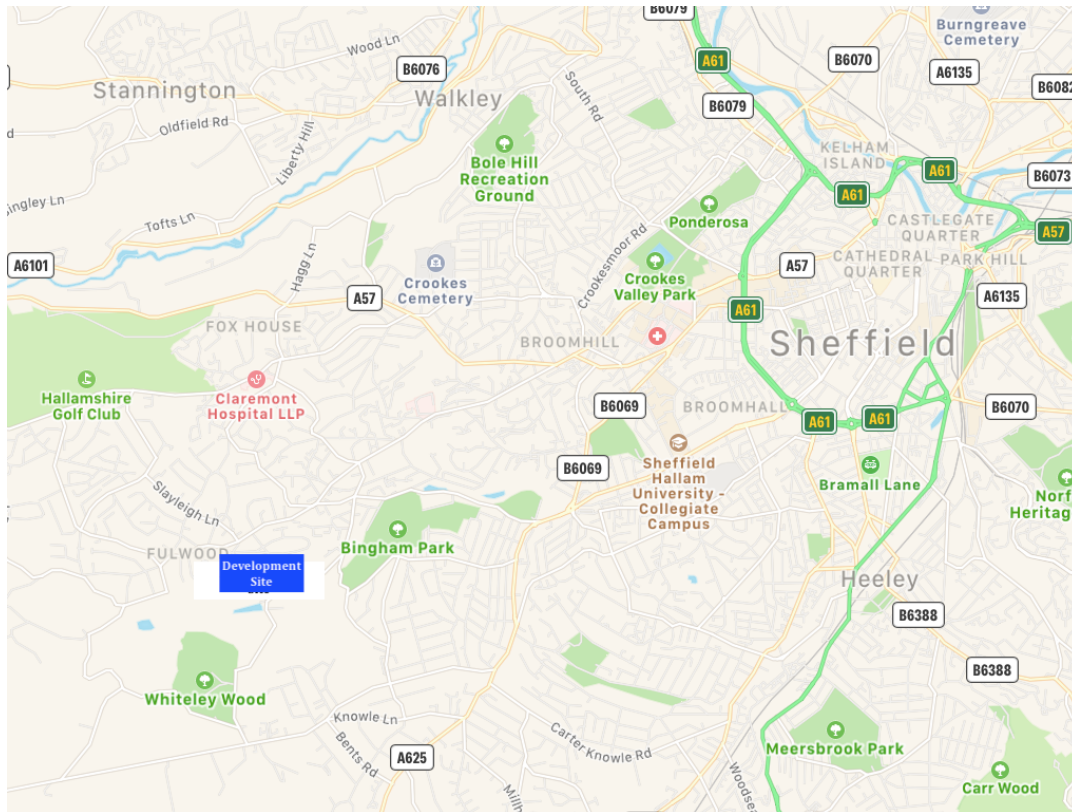
Identity Checks

In order to comply with Anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

Best offers are invited by 27th February 2026.

For Sale

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What3Words///assure.light.wider

For further information or to arrange a viewing,

please contact:-

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Commercial Property Real Estates Limited

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