



Spencer.

6, Southbourne Road, Botanical Gardens, S10 2QN

Buy —

An incredible opportunity to build a dream house in the heart of S10, close to the Botanical Gardens with full planning permission

— from *Spencer.*

- Land for sale with full planning permission for both a detached house or three apartments
- Unique opportunity in the heart of Broomhill Conservation Area opposite The Botanical Gardens
- Six bedrooms, all with en-suite facilities
- 5199ft total internal area of detached house
- Integral garage to lower ground floor with gym, cinema room, utility / boot room and guest bedroom
- Large main bedroom suite with dressing room and en-suite
- Lovely open plan ground floor living plus snug / library and main living room
- Enclosed rear garden
- Planning reference number 24/02854/FUL or 21/04854/FUL
- [What3Words///influencing.tribune.oasis](https://www.what3words.com/?wi=7878&wc=7878&wd=7878)

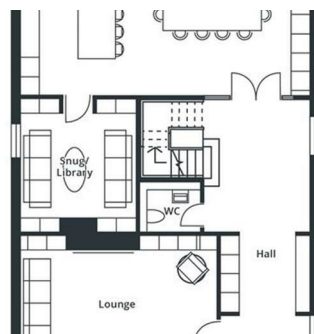
Asking Price

£550,000



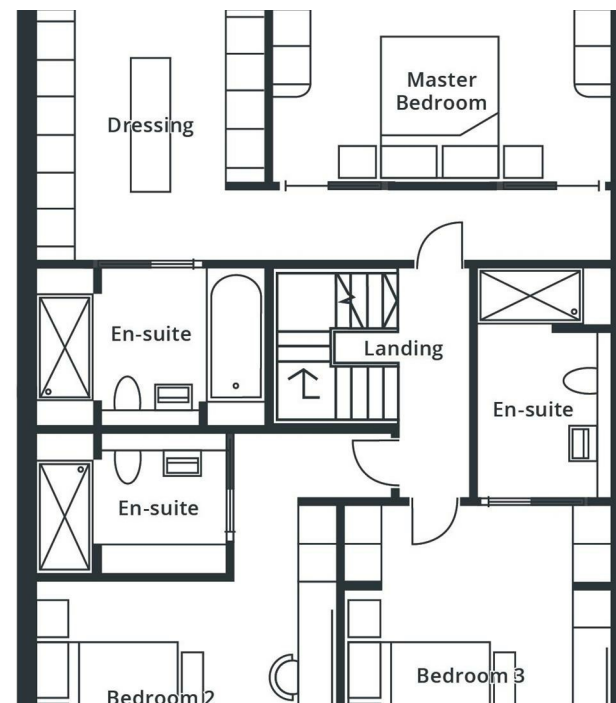
LOWER GROUND FLOOR

| | | |
|---------------|-------------|---------------|
| Cinema | 4.2m x 5.7m | 13'7" x 18'7" |
| Boots/Utility | 3.6m x 3.7m | 11'8" x 12'1" |
| Garage | 5.5m x 7.0m | 18'0" x 22'9" |
| Gym | 3.3m x 6.4m | 10'8" x 20'9" |
| Shower | 2.1m x 2.5m | 6'8" x 8'2" |
| Guest Bedroom | 4.8m x 3.5m | 15'7" x 11'4" |
| Dressing | 2.1m x 3.3m | 6'8" x 10'8" |
| En-suite | 2.5m x 2.0m | 8'2" x 6'5" |



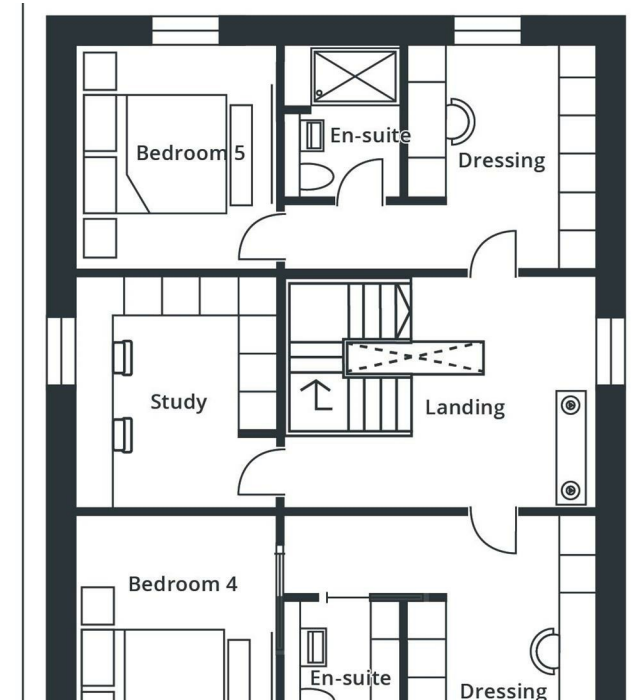
GROUND FLOOR

| | | |
|----------------|-------------|---------------|
| Kitchen/Dining | 9.1m x 5.1m | 29'8" x 16'7" |
| Snug/Library | 3.6m x 4.2m | 11'8" x 13'7" |
| Lounge | 6.2m x 4.5m | 20'3" x 14'7" |
| WC | 1.9m x 1.5m | 6'2" x 4'9" |
| Entrance Hall | 3.3m x 9.1m | 10'8" x 29'8" |



FIRST FLOOR

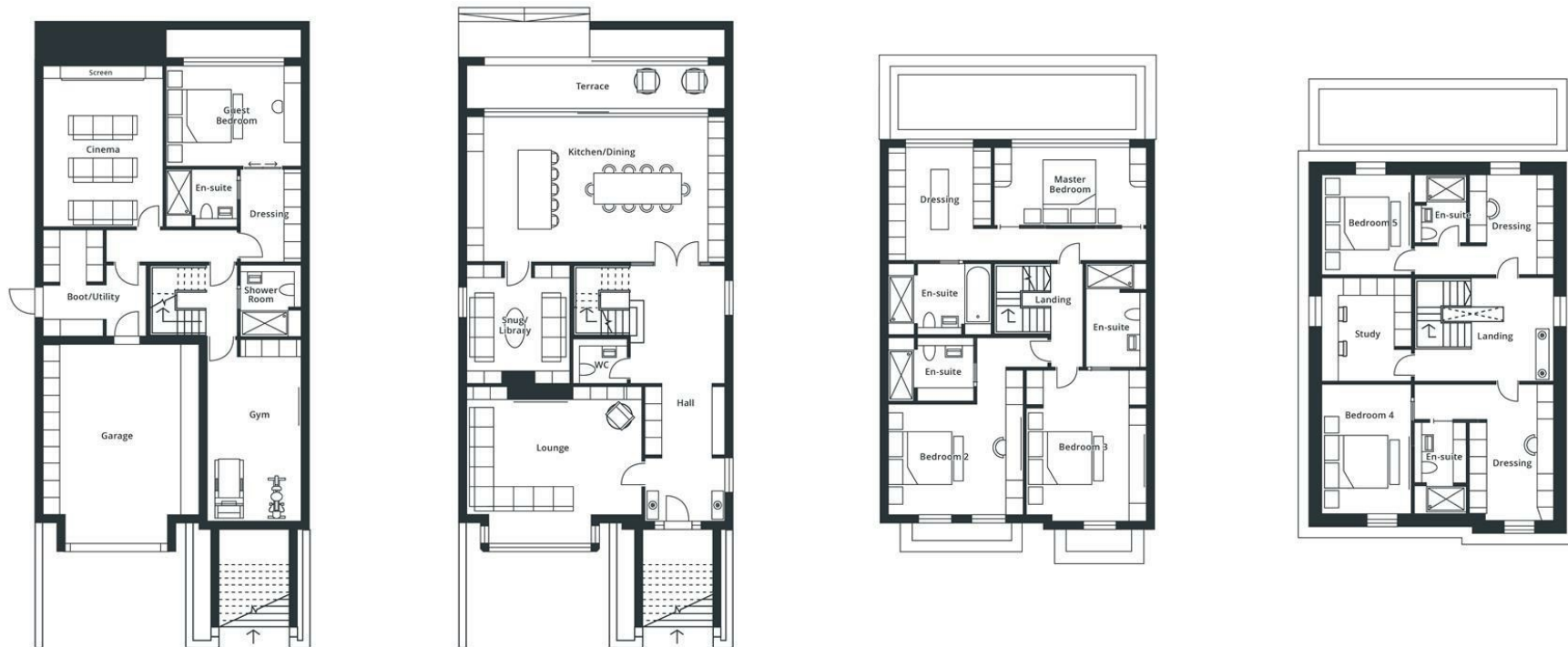
| | | |
|----------------|-------------|---------------|
| Master Bedroom | 5.4m x 2.7m | 17'7" x 8'8" |
| Hallway | 5.4m x 1.1m | 17'7" x 3'6" |
| Dressing | 3.6m x 4.0m | 11'8" x 13'1" |
| En-suite | 3.6m x 2.5m | 11'8" x 8'2" |
| Bedroom 2 | 4.7m x 3.8m | 15'4" x 12'4" |
| En-suite | 3.0m x 2.2m | 9'8" x 7'2" |
| Bedroom 3 | 4.8m x 5.3m | 15'7" x 17'3" |
| En-suite | 2.1m x 3.6m | 6'8" x 11'8" |



SECOND FLOOR

| | | |
|-----------|-------------|---------------|
| Study | 3.2m x 3.6m | 10'4" x 11'8" |
| Bedroom 4 | 3.2m x 4.6m | 10'4" x 15'0" |
| Dressing | 2.9m x 4.8m | 9'5" x 15'7" |
| En-suite | 1.8m x 3.2m | 5'9" x 10'4" |
| Bedroom 5 | 3.2m x 3.5m | 10'4" x 11'4" |
| Dressing | 2.9m x 3.5m | 9'5" x 11'4" |
| En-suite | 1.8m x 2.4m | 5'9" x 7'8" |

Floorplan



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+44 (0)114 268 3682
info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S11 8PP
SpencersEstateAgents.co.uk

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Viewing: Via the Agents
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