

PRIME
RESIDENTIAL
DEVELOPMENT
OPPORTUNITY

FOR SALE
BY INFORMAL TENDER

CHAPELTOWN ROAD,
SHEFFIELD, S35 9ZX





RARE OPPORTUNITY

To acquire a significant residential site:



CAPACITY FOR UP TO
549
DWELLINGS
(subject to planning)



CIRCA
19.6
HECTARES
(48.43 acres)



APPROX.
6.5 MILES
north of
Sheffield City Centre



APPROX.
24 MILES
south of
Leeds City Centre



APPROX.
6.7 MILES
south of
Barnsley town centre

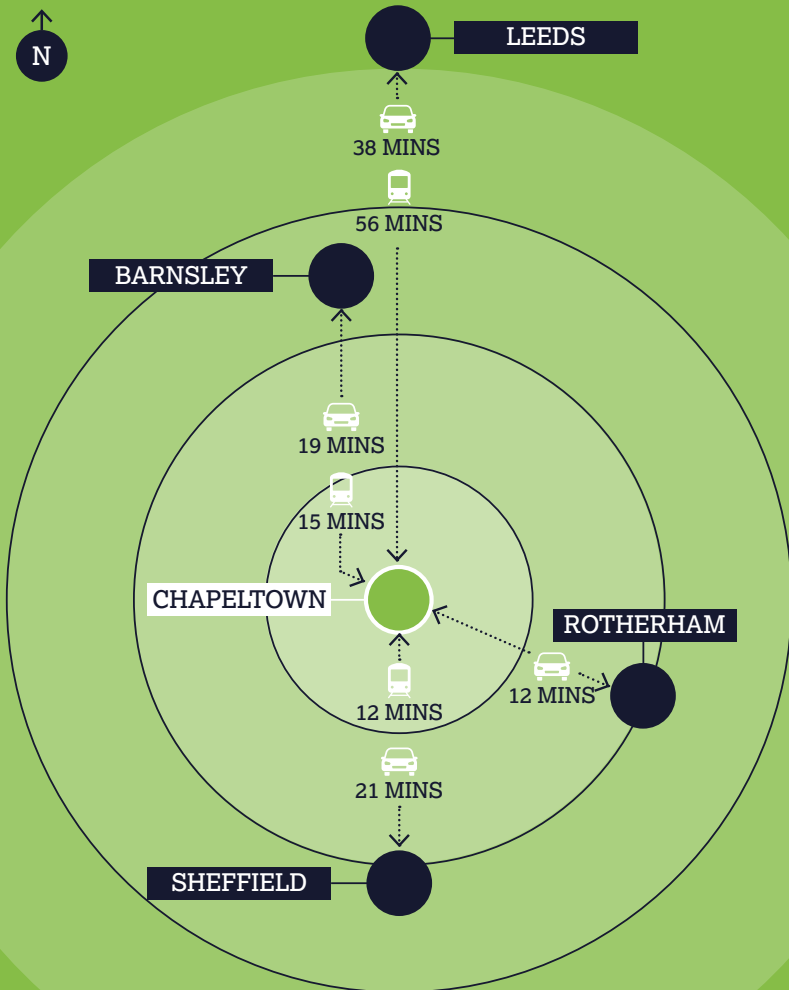


APPROX.
0.6 MILES
to junction 35
of the M1

LOCATION

Perfectly poised at the midpoint of South Yorkshire's most vibrant corridor, this premium development site offers a rare quality of lifestyle. Located just 6.5 miles north of Sheffield City Centre, 6.7 miles south of Barnsley and 24 miles south of Leeds.

The site is located on the southern edge of Chapeltown, approximately 300m north of the edge of Ecclesfield and 8km north of Sheffield City Centre. The site currently comprises agricultural farmland.



SHEFFIELD

Sheffield offers excellent connectivity with strong transport links, including rail services to major cities and proximity to the M1. Its vibrant urban lifestyle, regeneration projects, and green spaces make it ideal for professionals and families. Access to universities, employment hubs, and cultural amenities adds to its appeal.



LEEDS

Chapeltown offers strong and efficient links to Leeds, placing one of the UK's most dynamic cities within easy reach. Direct routes via the M1 and connecting A roads provide easy access into Leeds' major business districts, universities, and retail and leisure destinations. Frequent rail connections further enhance convenience, making the area well-suited to residents who value quick travel into a thriving urban centre while enjoying a more relaxed suburban setting at home.



BARNSELEY

Chapeltown's connectivity to Barnsley makes it an attractive location for future residents. The town sits just a short drive up the M1, providing a direct route into Barnsley's employment centres, retail offerings, and growing leisure scene. Regular rail services from nearby stations also offer straightforward connections, strengthening the area's appeal for commuters and families seeking strong links to both Barnsley and the wider region.

SITUATION

The site occupies an attractive location offering an extension to the small town of Chapeltown located to the North whilst Ecclesfield Village is located the South. The site is bound by existing estate housing to the north as well as Ecclesfield Community Sports Centre/ Ecclesfield Secondary School, agricultural land lies to the east and to the south is existing industrial development whilst the western boundary borders the Hallam Railway line.

The site benefits from convenient access to a good range of local amenity, including schools, shops, and public houses. Chapeltown town centre in only 0.5 miles to the north, which benefits from a range of popular shops and restaurants. Sheffield is located 6.5 miles to the south, 6.7 miles to the north is Barnsley, and Leeds is 24 miles north.

Chapeltown train station is 0.5 miles away and provides regular services to the larger conurbations of Sheffield (9 minutes), Leeds (60 minutes), and Huddersfield (70 minutes). Junction 35 of the M1 Motorway is circa 1 mile from the site, making daily commuting readily achievable.





DESCRIPTION

The site is irregular in shape and slopes gradually from northwest to southeast, running from Chapeltown Road (A6135) down to Nether Lane (B6087). The northern section enjoys impressive long-distance views towards the Peak District and Greno Woods Nature Reserve. Extending to approximately 19.6 hectares (48.43 acres), the land—shown edged red on the adjacent plan—has historically been used for agricultural purposes, with a public footpath running north to south through the site.

For residential development, access is anticipated from two access points providing access to Chapeltown Road to the north and a single access point off Nether Lane to the south, providing flexibility and a range of layout options for the chosen developer.



PLANNING

The site forms a draft allocation in the emerging Local Plan (the 'Sheffield Plan', Site Ref: CH05), earmarked for up to 549 homes.

The Inspectors confirmed in January 2026 that the emerging Local Plan is likely to be considered legally compliant and sound and consider that there are exceptional circumstances to justify the site's release from the Green Belt for housing. A consultation on the main modifications to the Sheffield Plan is timetabled in March/April 2026, followed by adoption in July 2026.

A pre-application enquiry was submitted to Sheffield City Council in January 2026 to seek feedback on several main points relating to the development of the site, which remains ongoing. Feedback from the pre application enquiry will be added to the Data Room when available.

Purchasers are advised to make any further enquiries regarding planning direct to Sheffield City Council.



DATA ROOM

A data room is available to consider with technical information including:

1. TOPOGRAPHICAL SURVEY

5. PLANNING SUMMARY

2. PHASE 1 & 2 GROUND INVESTIGATION

6. DRONE IMAGERY

3. BNG SUMMARY REPORT

7. FLOOD & DRAINAGE APPRAISAL

4. HIGHWAYS SURVEY

8. UTILITIES REPORT

[CLICK **HERE** TO REQUEST ACCESS TO THE DATA ROOM](#)



TENDER PROCESS

Offers by way of informal tender are invited for our client's freehold interest with vacant possession. Further information on the tender process is available through the sole agent; Cushman & Wakefield.

Deadline for offers: Thursday 23rd April at 12 Noon.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

VIEWING

The site can be viewed from the adjoining public highways.

There is also a separate pedestrian access by way of a public footpath which crosses the field from Nether Lane to Chapeltown Road.

Access to the site is strictly by appointment with the sole agent; Cushman & Wakefield.

FURTHER INFORMATION



**CUSHMAN &
WAKEFIELD**

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