

# CITY CENTRE REDEVELOPMENT OPPORTUNITY

£3m

FREEHOLD

Development site

**FOR SALE**



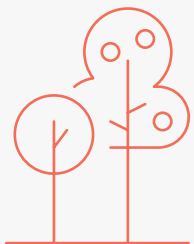
1.18 ACRE SITE • SUPERB CENTRAL LOCATION • CLOSE TO UNIVERSITIES

 **SHEFFIELD**



# Overview.

- Prime freehold site less than half a mile from Sheffield city centre
- In an area identified as being for the 'Expansion of City Centre Living'
- Close to both Sheffield Universities:
  - University of Sheffield – 0.2 miles
  - Sheffield Hallam – 0.6 miles
- Not listed as of architectural or historic interest, not in a conservation area, and outside the green belt
- Total site size **1.18 acres** (0.47 hectares) comprising 30,000 sqft of accommodation and 37 parking spaces



SHEFFIELD - ONE OF THE  
UK'S GREENEST CITIES



The Wilson Carlile Centre was purpose-built in 1992 by the Church Army as a modern, welcoming base for mission, hospitality and training.

Its thoughtful layout – combining open plan offices, café, chapel and en-suite accommodation – makes it highly adaptable for today's needs. And with no listing or planning constraints, it offers the flexibility to re-imagine its future.



Guide price  
**£3m**



## Investment Considerations.

- The Site is in the Devonshire Quarter which has been identified as an area for the 'Expansion of City Centre Living' which establishes the principle of residential development
- **Purpose Built Student Accommodation.** Policy CS4a is fairly flexible in allowing PBSA and direct PBSA, specifically in this quarter of the city
- Preferred Use Classes are C2 and C3
- Acceptable uses include; HMOs and classes, E, F1 and F2



# Sheffield: a thriving city.

Sheffield is one of the UK's most dynamic and forward-looking cities, combining a rich industrial heritage with a modern, innovation-driven economy.

Known as the "Outdoor City," Sheffield combines stunning green spaces with a vibrant urban centre and cultural landmarks like the Crucible and Lyceum Theatres.

Home to two world-class universities and a thriving technology and advanced manufacturing sector, it attracts talent from across the globe.



## EXCELLENT CITY CENTRE ACCESSIBILITY

- Prime city-centre location, just minutes from Sheffield's vibrant core
- Excellent public transport links: nearby tram and bus stops
- Sheffield main railway station within easy walking distance
- Direct access to the A61 and Inner Ring Road for citywide connectivity
- Quick links to the M1 motorway for regional and national travel

Sat Nav  
**S3 7RZ**



SHEFFIELD POPULATION

**555,035** people

ONS 2021



EDUCATION

**60,000** students  
study in Sheffield



PROFESSIONALS

**50.6%**

in employment are in Professional or Associate Professional occupations



EMPLOYMENT

**64.8%**  
of 16–64 year olds are employed

**271,000**  
employee jobs



# Well connected.



## DRIVE

M1 J34 & Meadowhall  
4.5 miles / 18 mins

Leeds  
36 miles / 1 hr

Manchester  
37 miles / 1 hr 30 mins

Nottingham  
45 miles / 1 hr 10 mins



## SHEFFIELD TO

Derby  
30 mins

Manchester Piccadilly  
50 mins

Nottingham  
52 mins

Leeds City  
1 hr 20 mins

London Kings Cross  
2 hrs 9 mins



## AIRPORTS

Manchester  
40 miles / 1 hr 20 mins

Leeds Bradford  
44 miles / 1 hr 20 mins

East Midlands  
54 miles / 1 hr 5 mins

Birmingham  
89 mile / 1 hr 40 mins

London Heathrow  
169 miles / 3 hrs



# Accommodation.

## 1. WILSON CARLILE

The Wilson Carlile Centre comprises three buildings: the main Centre and two adjoining residential blocks, all arranged around an attractive landscaped grounds.

### The versatile main building offers:

- Reception, café with commercial kitchen, and open-plan offices
- Flexible meeting and conference rooms with sliding partitions
- Seminar rooms, library, chapel, and well-appointed WCs
- Basement storage with gym-ready facilities, including showers and changing rooms

Constructed of brick and block with part-rendered elevations, the Centre features exposed brickwork, timber beams, carpeted concrete floors, and a mix of LED and fluorescent lighting. Heating is provided by gas-fired central heating and an air-handling system. A four-person lift serves all levels for full accessibility.

Wilson Carlile	sqft	sq m
Basement	1,015	94.3
Ground	13,123	1,219.2
First	4,631	430.2
<b>Total</b>	<b>18,769</b>	<b>1,743.7</b>









## 2. SPRINGFIELD & CAVENDISH

Springfield and Cavendish are brick-and-block residential buildings with pitched, reconstituted slate roofs, originally built as student accommodation. Each floor provides five en-suite bedrooms with a communal kitchen.

**Cavendish Ground Floor:** Designed as a caretaker's flat, offering three bedrooms, a dining room, and a lounge.

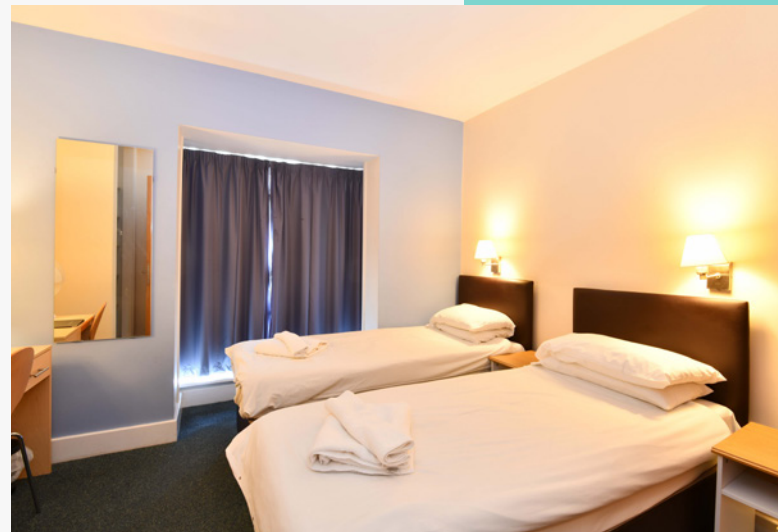
**Interior Specification:** Painted plastered walls and ceilings, fully tiled and fitted shower rooms, and per-floor gas-fired boiler heating.

**Capacity:** Currently 33 letting rooms, with potential to increase to 35 with minor adaptations to the caretaker's flat.



Springfield	sqft	sq m
Ground	2,056	191
First	2,056	191
<b>Total</b>	<b>4,112</b>	<b>382</b>

Cavendish	sqft	sq m
Ground	1,066	99
First	1,066	99
Second	1,066	99
<b>Total</b>	<b>3,198</b>	<b>297</b>









# Wilson Carlile Centre, Sheffield.

## TERMS

The property is offered freehold with vacant possession by unconditional contract.

## VAT

VAT is applicable unless stated otherwise.

## LEGAL COSTS

Each party is to be responsible for its own legal costs.

## BUSINESS RATES

Offices (College and Premises)  
£75,000

Residential / Hostel (Guest House and Premises)  
£17,500

## PLANNING

The property is within the jurisdiction of Sheffield City Council where planning decisions are governed by the Adopted Local Plan which comprises the Core Strategy adopted in March 2009.

The property is not listed as being of architectural or historical interest, nor is it within a greenbelt or a conservation area.

**CUSTOMER DUE DILIGENCE CHECKS.** The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies provided.

**IMPORTANT NOTICE.** Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. We assume no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. We have not tested any services, equipment, or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise. September 2025

## SERVICES

We understand that the property is connected to all mains services; gas, electricity, water and drainage.

The Wilson Carlile Centre and both residential buildings are heated throughout via gas fired central heating, with the Wilson Carlile Centre also benefiting from an air handling system.

## ENERGY PERFORMANCE CERTIFICATION

- Wilson Carlile Centre: C-61
- Springfield: To be assessed
- Cavendish: To be assessed



## PROPOSAL

The site is available with vacant possession

**£3,000,000**

Please submit unconditional offers by  
**10th October 2025**

Exchange within 4 weeks

Completion by 31st January 2026



Dorian Wragg

07738 103935

Dorian.Wragg@brutonknowles.co.uk