

# LAND AT SNAITHING LANE



BLenheim





# EXTRAORDINARY DESIGN MEETS MODERN LUXURY LIVING

TUCKED AWAY IN A HAVEN OF EXCLUSIVITY AND PRIVACY, THIS SIZEABLE PLOT OF JUST UNDER AN ACRE PRESENTS A RARE OPPORTUNITY TO BUILD IN THE HIGHLY SOUGHT-AFTER AREA OF RANMOOR.

*Planning permission has been granted for a five bedroomed contemporary residence that can be adaptable between 8,000 - 13,500 sq.ft.*





Designed by Blenheim, every space in this magnificent home has been meticulously specified to cater perfectly to the demands of modern living.

The centrepiece of the property is its double-height atrium, which provides an impressive entrance and creates a sense of airiness. The layout can be constructed within the square feet range, allowing the accommodation to be bespoke to suit your requirements.

Positioned on the ground floor is a beautiful living kitchen with dedicated areas for cooking, dining and unwinding, a formal lounge and three bedroom suites, each with dressing rooms and en-suites. Seamless transitions to the outdoor terrace and gardens from the living kitchen and two of the bedroom suites enable ease for indoor/outdoor living.

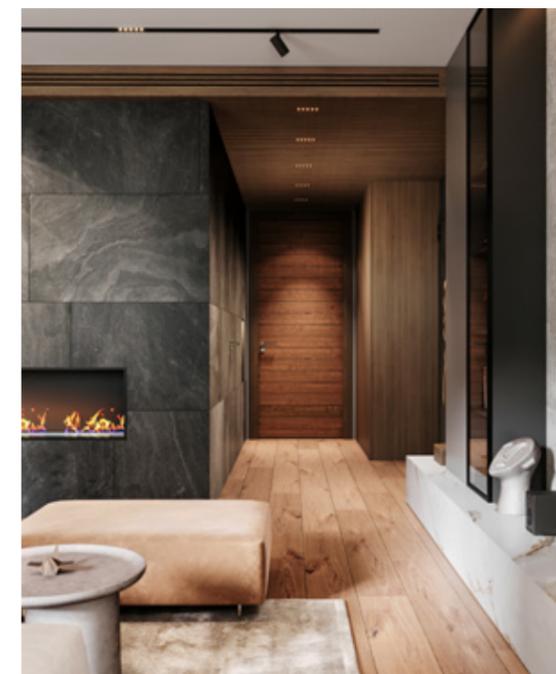
Lift access between the two floors allow maximum comfort and accessibility, as well as an element of luxury. The lower ground floor is home to an incredible leisure and fitness suite, incorporating a large swimming pool, a sauna, a steam room, two changing rooms and a gymnasium. A lounge bar provides the perfect environment for entertaining and a 6-seater cinema is ideal for home movie nights. Functional areas such as a boot room, laundry room and an extensive integral garage for over five cars enable simplicity in everyday life. Two additional bedroom suites are beautifully appointed and enjoy access to the lower ground terrace.

The potential offered by this plot presents an exciting opportunity to engage Blenheim Build & Developments for the construction of your next home, if required. With you from start to completion, and beyond, our team have the vision and the knowledge to make your dream a reality. We focus on all aspects of your home build throughout the process so that the result comes to life in a manner that exceeds your expectations.

Ranmoor is a highly regarded residential area of Sheffield that is well-connected to a host of amenities. The vibrant Ecclesall Road and Oakbrook Road are nearby and are populated with a range of restaurants, bars, public houses, shops and cafes. Enjoyment of the outdoors is offered in abundance, with the Peak District available within a short journey, Endcliffe Park, Bingham Park and Rivelin Valley. The connectivity of the area is ideal for professionals due to its ease of access to Sheffield's NHS and private hospitals, the University of Sheffield and Sheffield Hallam University.

The property is proposed to comprise on the lower ground floor: Entrance hall, boot room, laundry room, integral garage, pool plant room, bar/entertainment room, bar kitchen, lobby, WC, cinema, comms cupboard, pool, pool changing room, steam room, sauna, gymnasium, gym changing room, bedroom 4, bedroom 4 en-suite, bedroom 5, bedroom 5 en-suite and lift.

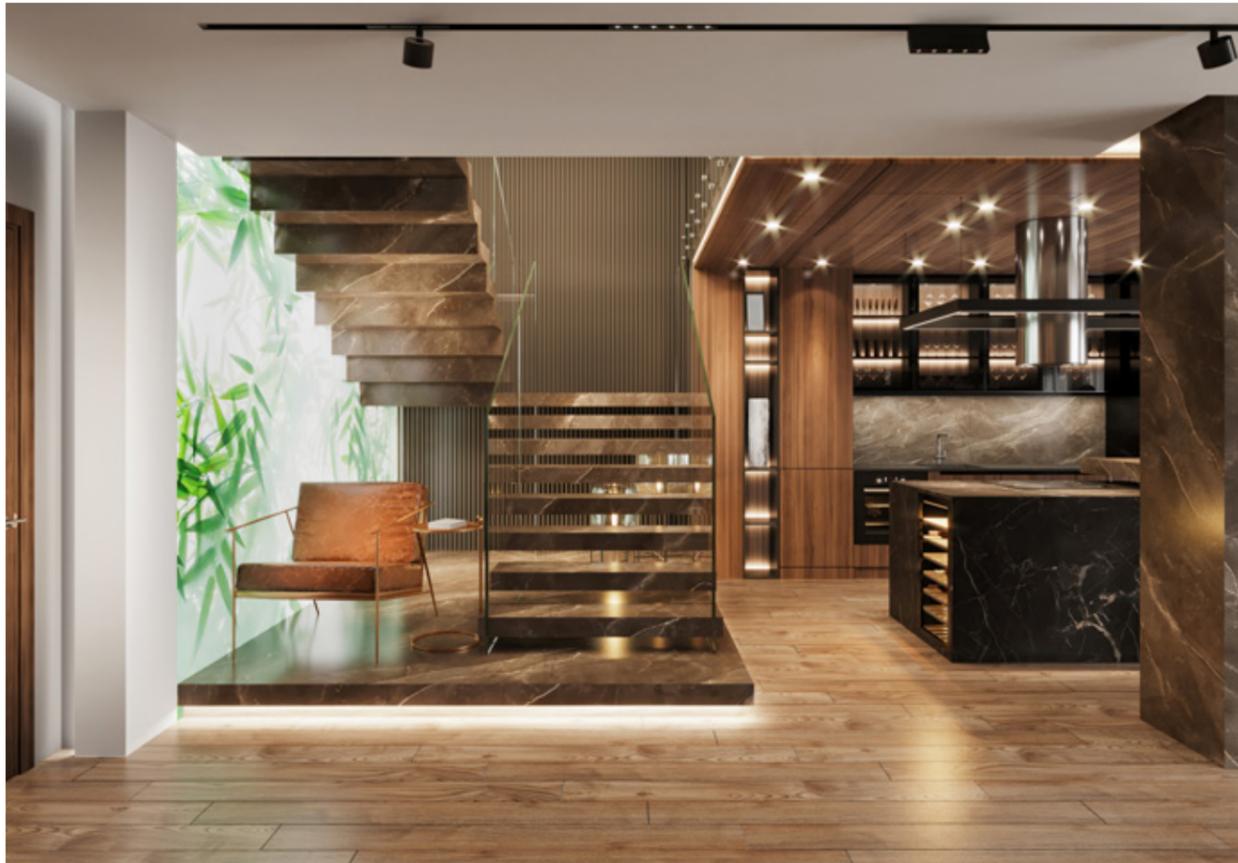
On the ground floor: Hall, lift, living kitchen, pantry, formal lounge, balcony terrace, glazed link, landing, master bedroom, master dressing room, master en-suite with separate WC, bedroom 2, bedroom 2 dressing room, bedroom 2 en-suite, bedroom 3, bedroom 3 dressing room and bedroom 3 en-suite.





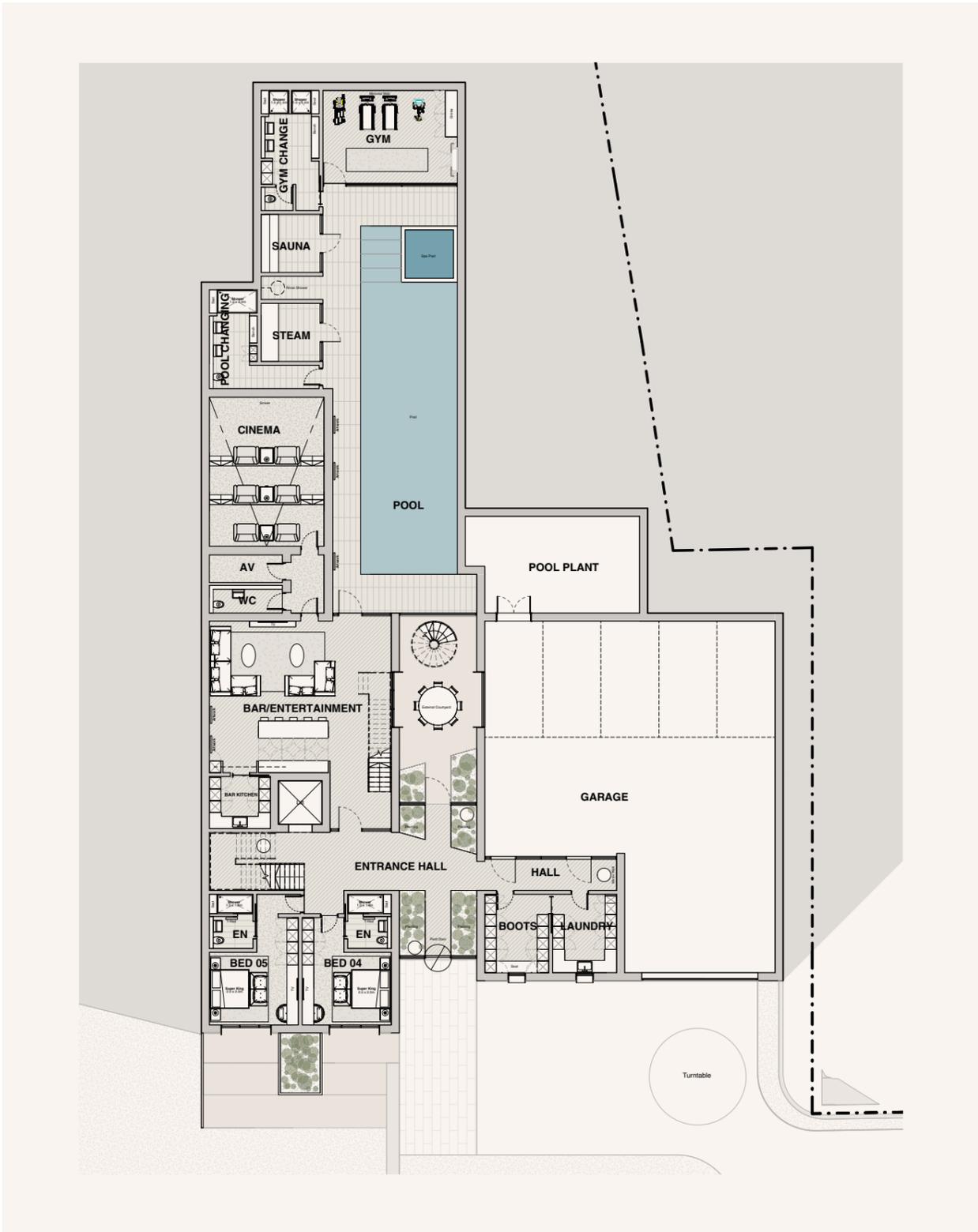
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*Seamless transitions between the magnificent indoor spaces and calming outdoor landscape enable effortless living.*

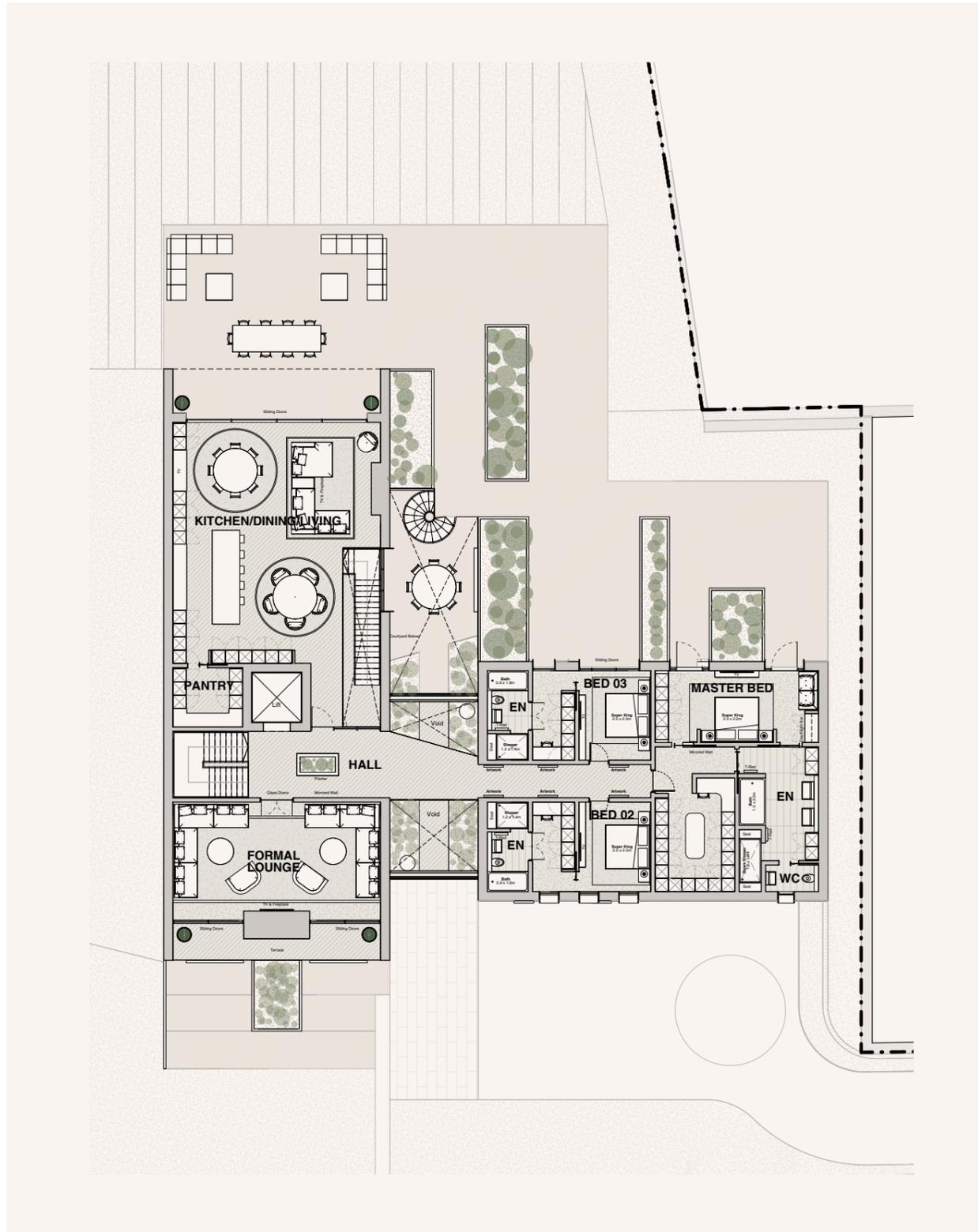




# PROPOSED LOWER GROUND FLOOR



# PROPOSED GROUND FLOOR



BEDROOMS <b>5</b>	BATHROOMS <b>7</b>
LIVING ROOMS <b>4</b>	SQFT <b>8,000 – 13,500</b>
TENURE <b>Freehold</b>	COUNCIL TAX <b>Not Yet Determined</b>

## Services

Mains gas, mains electricity, mains water and mains drainage. There is fibre broadband in the area and the mobile signal quality is good.

## Rights of Access & Shared Access

None.

## Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography and computer generated images are for illustration and stylistic purposes only.

# LAND AT SNAITHING LANE

Ranmoor, Sheffield,  
South Yorkshire, S10 3LF

Offers in Excess of  
£1,500,000

Viewing strictly by appointment with  
our consultant on: 0114 358 2020

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