

FOR SALE 6.4 ACRES (2.6 HECTARES) PRIME INDUSTRIAL DEVELOPMENT SITE

LITTLE LANE
DONCASTER
DN2 4QY



FREEHOLD INTEREST
FOR SALE
ON BEHALF OF
FRP ADVISORY



LITTLE LANE DONCASTER DN2 4QY

HIGHLIGHTS

- 6.4 ACRES OF PRIME INDUSTRIAL DEVELOPMENT LAND.
- PLANNING PERMISSION GRANTED FOR A VARIETY OF INDUSTRIAL SCHEMES FROM 64 'STARTER UNITS' TO 6 'MID-BOX' UNITS TOTALLING C. 90,000 SQ. FT.
- ESTABLISHED COMMERCIAL LOCALITY 3 MILES NORTH EAST OF DONCASTER CITY CENTRE ALONG THE WHEATLEY HALL ROAD (A630) CORRIDOR.
- JUST 3 MILES FROM JUNCTION 4 OF THE M18 AND 6 MILES FROM JUNCTION 36 & 37 OF THE A1 (M).

SEEKING EXPRESSIONS OF INTEREST FOR THE SITE'S FREEHOLD INTEREST ON BOTH A CONDITIONAL AND UNCONDITIONAL BASIS.



CGI OF PROPOSED DEVELOPMENT



BOUNDARIES FOR INDICATIVE PURPOSES ONLY

FOR SALE

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The property is located within the Wheatley area of Doncaster, lying approximately 4 miles north-east of Doncaster city centre via Wheatley Hall Road (A630).

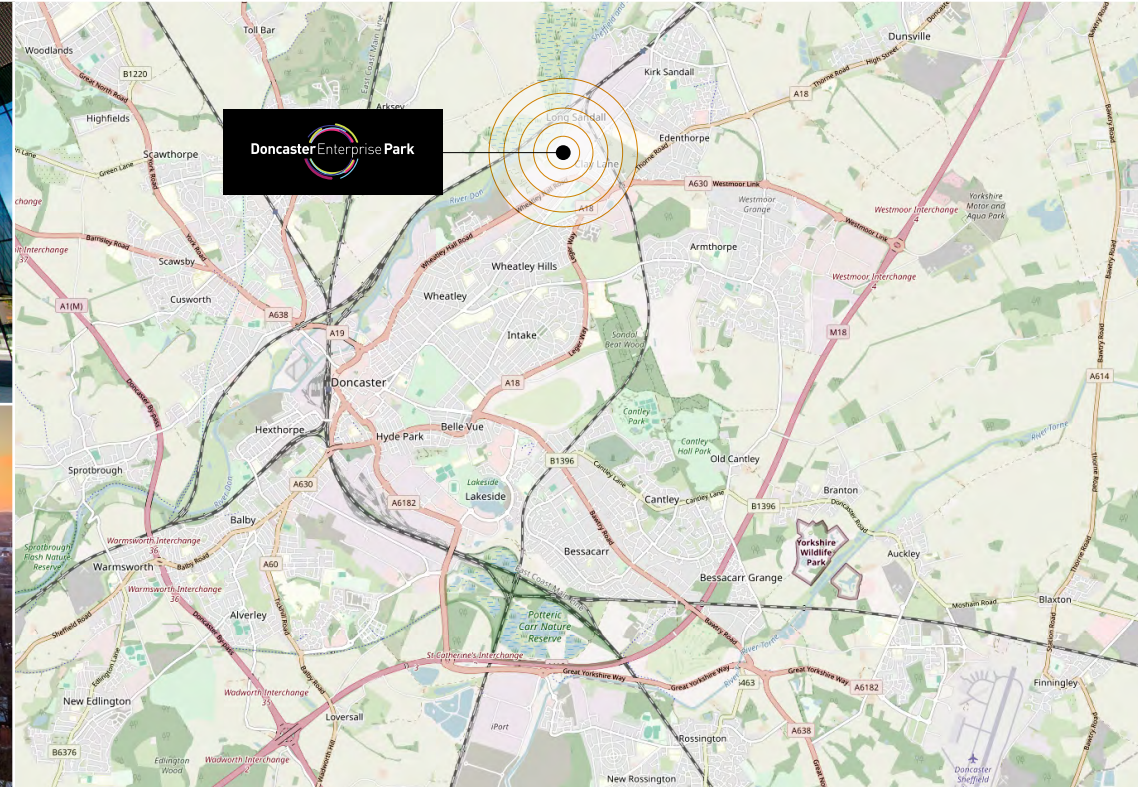
The site is conveniently located just 3 miles west of junction 4 of the M18 and 6 miles east from junction 36 & 37 of the A1 (M). The broader Wheatley Hall Road corridor in which the property is located comprises one of Doncaster's historic industrial bases.

The property's surrounding area comprises a mix of industrial, warehouse, and storage uses. During the past few decades several neighbouring sites have also been brought forward and redeveloped to provide out-of-town retailing and motor trade uses.

The broader local area is densely populated with a large potential workforce to support a proposed employment scheme.



LOCATION



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AREA: 6.4 ACRES

DESCRIPTION



CGI OF PROPOSED DEVELOPMENT

The property comprises 6.4 acres of industrial development land. The site slopes gently downwards towards its northern boundary and currently comprises grassland ready for development.

The property is accessed directly off Little Lane, an access road leading from Clay Lane West, which in turn leads onto Wheatley Hall Road (A630).

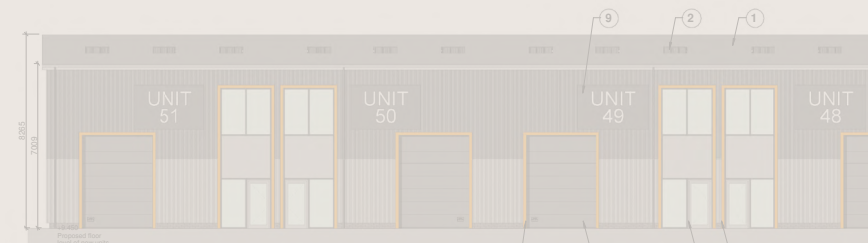
The site is held on a freehold basis under title number SYK682543.

PLANNING DETAILS

The property is allocated as an 'Employment Allocation With Permission' (ref. EMP09) within the Doncaster's Local Plan.

The property benefits from a historic planning consent for 64 'starter units' under application reference number 21/01675/REMM. The scheme comprises units of varying sizes between c. 1,000 – 3,000 sq. ft. providing approximately 90,000 sq. ft. of accommodation in total.

All parties are requested to make their own enquiries of the local planning authority, City of Doncaster Council.



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FURTHER INFORMATION



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ASKING PRICE & OFFERS

Price on application. We are instructed to seek expressions of interest for the site's freehold interest on both a conditional and unconditional basis.

DATA ROOM

Further details are to be made available within a dedicated data room. Please get in touch for access.

VAT

VAT, if applicable, will be charged at the standard rate.

LEGAL COSTS

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

SALE ON BEHALF OF JOINT ADMINISTRATORS

The property is offered for sale on behalf of FRP Advisory.

The Administrators offer no title or collateral warranties in associated with this property or transaction. The Administrators act without personal liability.

VIEWINGS

Strictly by prior appointment with Watling Real Estate acting as sole agents.

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BOUNDARIES FOR
INDICATIVE PURPOSES ONLY

CONTACTS

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ANTI-MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the buyers / funders / lessee.

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