

FOR SALE

LM ONE.

PRIME INDUSTRIAL 6.4 ACRE
DEVELOPMENT SITE WITH PLANNING
PERMISSION



Image and plan are for identification purposes only.

LITTLE LANE, DONCASTER, DN2 4QR

Seeking expressions of interest

Size – 6.4 acres

Adjacent expansion land available – up to 15 acres

Rare opportunity to purchase industrial development land

Located 3 miles from junction 4 of the M18

SALE CONSIDERATIONS

- Freehold
- 6.4 acres
- Seeking expressions of interest on both unconditional and conditional basis.
- Detailed planning permission for 90,050 sq ft of B1c/B2/B8 uses (now class E)
- Excellent access to the M18 with J4 only 3 miles away.
- All supporting information available upon request.
- Up to 15 acres of expansion land available offering higher density development of main site, subject to change of use allocated to expansion land. Details located within the adopted UDP



LOCATION

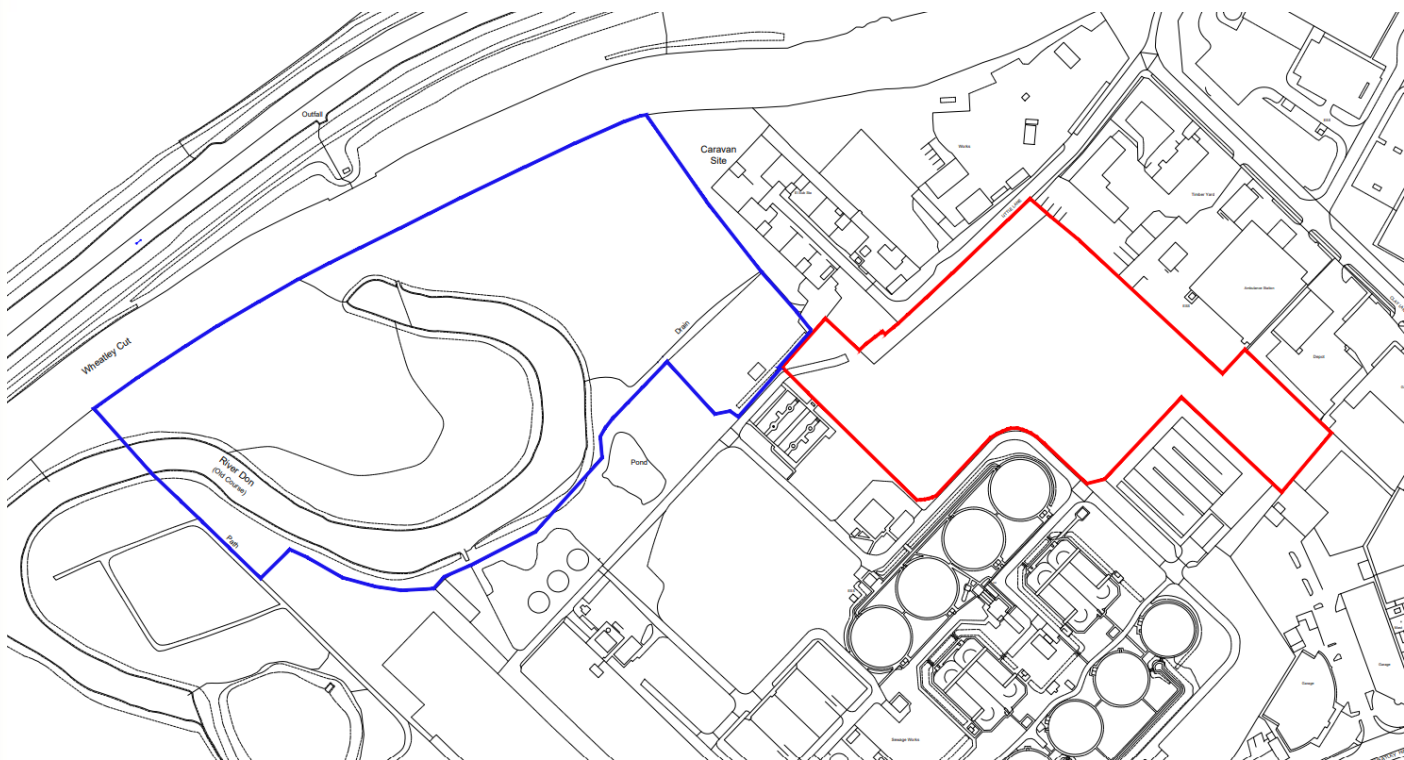
The site is accessed from Little Lane, approximately 3 miles from junction 4 of the M18 and 8 miles from the A1 (M), to the north east of Doncaster Town centre. Situated in an established area, just 8 miles from the Doncaster Sheffield Airport and 1.5 miles from Kirk Sandall Train Station, the site offers an excellent location. The surrounding area is given to a mixture of industrial, warehouse, storage and retail warehouse use.

DESCRIPTION

The site comprises of a plot of 6.4 acres with access off Little Lane.

Little Lane is located just off the junction of the A630 Wheatley Hall Road and Barnby Dun Road, approximately 4 miles east of Doncaster town centre.

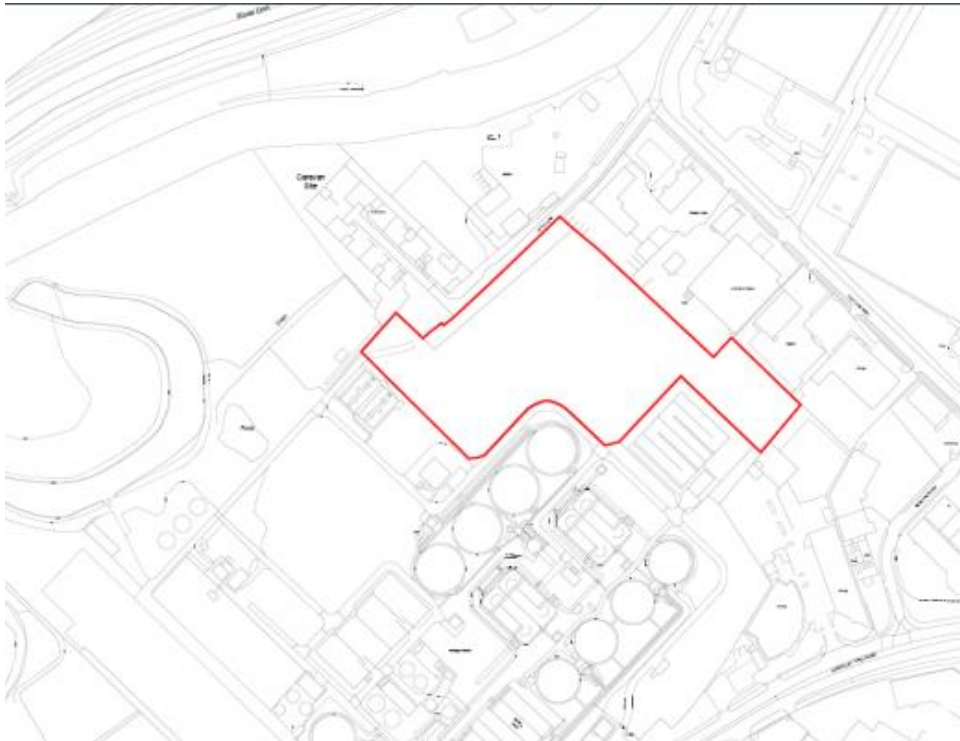
To the west adjoining the main site is up to 15 acres of additional land suitable for expansion allowing the main site to be more intensely developed as parking and other provisions can be situated on the blue lined land, subject to change of use allocated.



PLANNING

The site has detailed planning for up to 90,050 sq ft for B1c/B2/B8 use. Interested parties should make their own enquiries in respect of planning uses.

Planning Application Number: 18/02833/OUTM.



TERMS

Seeking expressions of interest subject to contract.

LEGAL COSTS

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

VIEWING

By prior arrangement with the agents:

Tel / 07960 708 544

Email / Matt@LM1.agency

Tel / 07552 476571

Email / Steven@LM1.agency

January 2022

SUBJECT TO CONTRACT

For more information, please contact Steven Jones on 07552 476 571 or at Steven@LM1.agency or Matt Bredin on 07960 708 544 or at Matt@LM1.agency

LM
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