

FOR SALE

LM ONE.

PROMINENT 11.5 ACRE SITE SUITABLE
FOR A VARIETY OF USES SUBJECT TO
PLANNING



**BAWTRY LANE, GREAT YORKSHIRE WAY,
ROSSINGTON, DONCASTER, DN9 3NW**

Inviting offers

Size – 11.5 acres

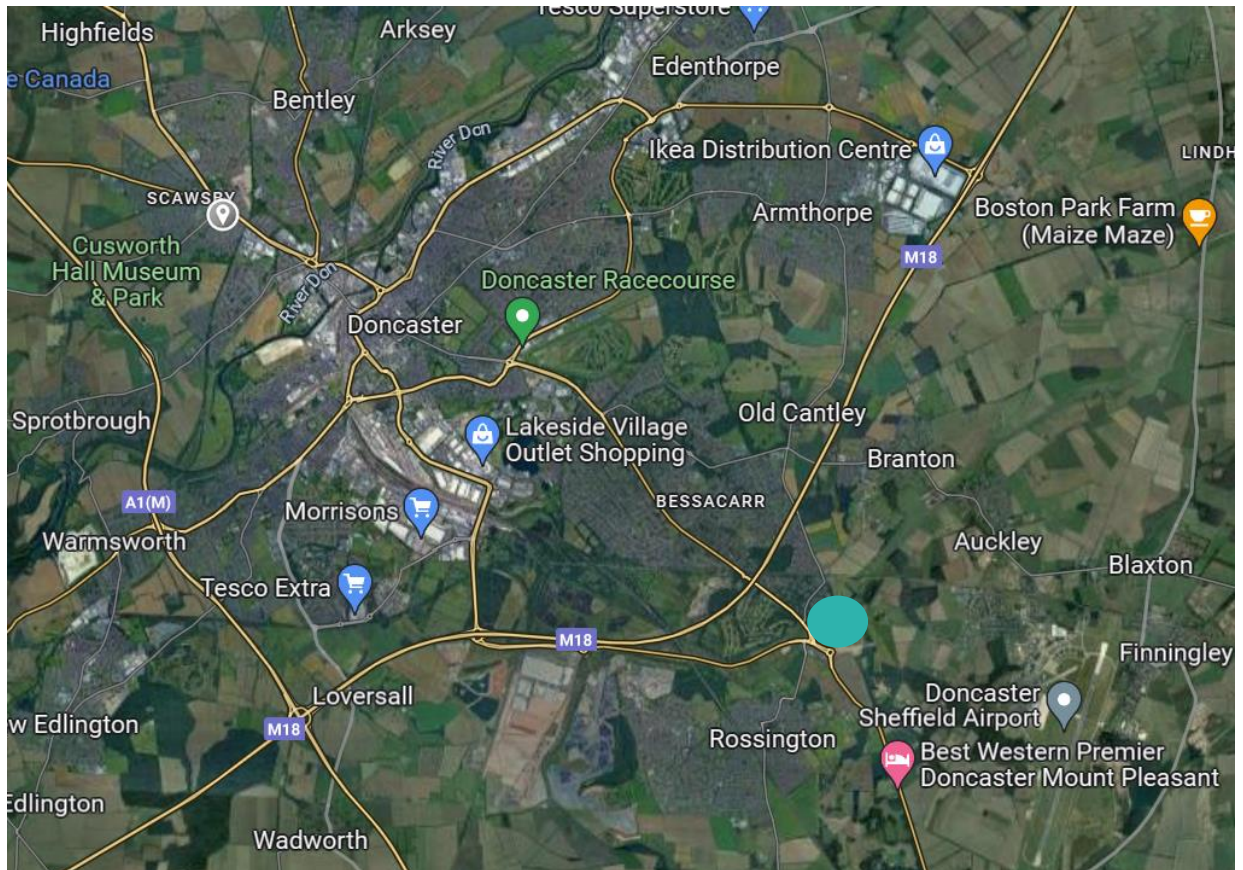
Very prominent roadside location

Rare opportunity to purchase Freehold land

Located 2.5 miles from junction 3 of the M18

SALE CONSIDERATIONS

- Freehold
- 11.5 acres
- Seeking expressions of interest on both unconditional and conditional basis.
- The site falls within the 'Countryside Policy Area'
- Excellent access to the M18 with J3 only 2.5 miles away.
- All supporting information available upon request.
- Doncaster iPort is located 2 miles west of the site



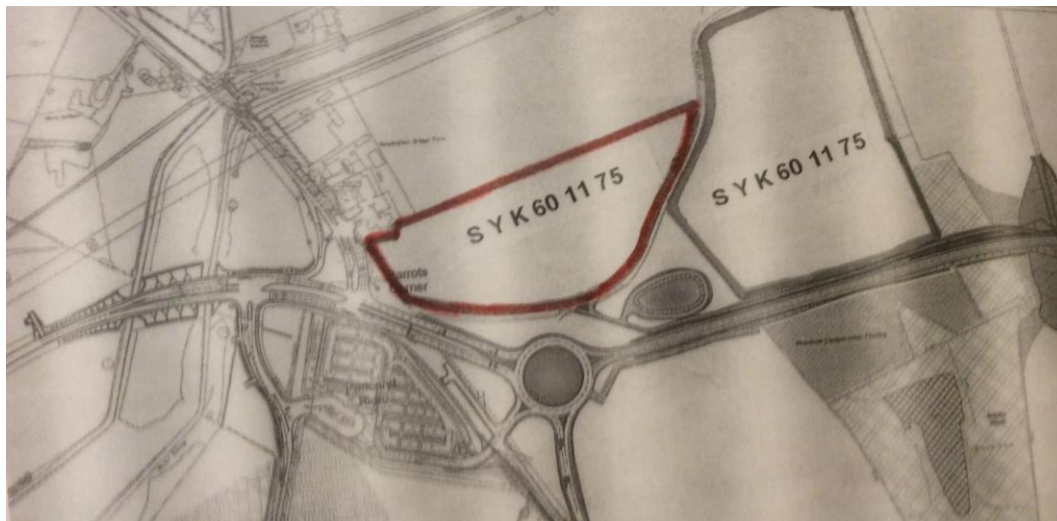
LOCATION

The site is accessed from the Great Yorkshire Way, approximately 2.5 miles from junction 3 of the M18 and 8 miles from the A1 (M), to the north east is Doncaster Town centre lying 4 miles away. Just 2 miles from the Doncaster iPort to the west, the site offers an excellent location. The surrounding area is predominantly cleared open space with little development at present.

DESCRIPTION

The site comprises an 11.5 acre site which is predominantly level.

Accessed via the A638 and is allocated as Greenbelt land but has development prospects because the Great Yorkshire Way has recently been constructed and brings a large volume of traffic from the M18 going through to Doncaster Sheffield Airport



TERMS

Seeking expressions of interest subject to overage agreement

LEGAL COSTS

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

VIEWINGS

By prior arrangement with the agents:

Tel / 07960 708 544

Email / Matt@LM1.agency

Tel / 07552 476571

Email / Steven@LM1.agency

July 2023 **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



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