



Doncaster
Council

FOR SALE

**Commercial / Industrial Development
Opportunity**



7.77 hectares (19.2 acres)
(Available as a whole or in parts)

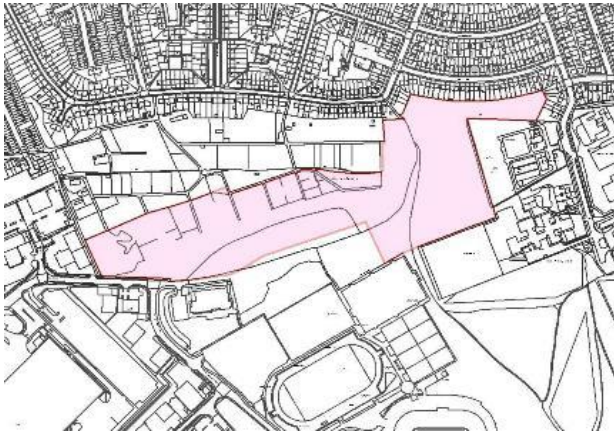
**Land at Middle Bank, Lakeside
DONCASTER, DN4 5NG**

www.doncaster.gov.uk

The Opportunity

This is an outstanding opportunity to acquire development land in the popular Lakeside area of Doncaster. Doncaster Council is seeking a developer to deliver a high quality development on one of the few remaining sites of this size close to the town centre and with easy access to the motorway network.

The site is considered suitable for a wide range of potential uses, subject to planning approval and is available as a whole or in parts.



Location

Doncaster benefits from excellent communication links being located immediately to the east of the A1(M) at its junction with the M18, the latter providing access to Doncaster Sheffield Airport via the Great Yorkshire Way, to the M1 at Sheffield and the national motorway network. The M18 also links with the M62, M180 and the east coast ports.

The site is well located at the junction of Middle Bank and Stadium Way within the popular Lakeside Area of Doncaster. Lakeside is a business, recreational and shopping destination centred around a lake approximately 2 miles south east of the town centre. In the immediate vicinity are a number of established commercial business's notably The Royal Mail, a number of car dealerships and a large Tesco Distribution Centre as well as being close to the Keepmoat Stadium.

The site is easily accessible from Doncaster Town Centre and is only 2 miles from Junction 3 of M18 via the A6182 White Rose Way providing direct access onto the motorway network.

Description

The site extends to approximately 7.77 hectares (19.2 acres) and is mainly flat with a change in levels to the rear. The site consists of predominantly grassed areas, overgrown former allotments and a loose surfaced car park currently used by Doncaster Rovers FC for match day parking.

The site is accessed from the public highway off Middle Bank at its junction with Stadium Way and is therefore in a highly prominent position opposite the newly constructed XP School. The site is available as a whole or in parts.

Planning

The Council's aspiration is to encourage a high quality development at this important and prominent location and wish to see the highest urban design and architectural standards adopted in order to realise this ambition.

The Doncaster Unitary Development Plan (UDP, adopted July 1998) shows the site mainly designated for Employment Use and part designated as Open Space Policy Area.

Prospective purchasers are expected to make and rely upon their own enquiries of the Local Planning Authority in respect of their proposals for the site and are advised to contact Jeremy Johnson, Policy Manager at an early stage to discuss development options.

Jeremy Johnson
(01302) 734933
jeremy.johnson@doncaster.gov.uk

Highways and Transportation

The site is accessed off Middle Bank which is an adopted public highway. It is envisaged that this will form the principle point of access for any future development proposals for the site.

For further advice on all transportation issues and technical matters concerning design and layout prospective purchasers are advised to contact:

Wayne Lake - Development Control
(01302) 735172
wayne.lake@doncaster.gov.uk

Kerry Peruzza - Transportation Unit
(01302) 735435
kerry.perruzza@doncaster.gov.uk

Services

It is understood that all mains services are available in the locality. However, it will be the responsibility of the eventual purchaser to ascertain whether such services are of sufficient quality and capacity for their own particular requirements. All prospective purchasers are therefore advised to make and rely upon their own enquiries of the various statutory authorities.

Tenure & Terms

The freehold interest of the site is being offered for sale with vacant possession. At this stage the Council is seeking expressions of interest for the whole or part of the site.

If you require this information translating please call Doncaster Council on 01302 736000

8 December 2017

Property Misdescriptions Act 1991

Doncaster Metropolitan Borough Council for themselves give notice that:-

- (i) These particulars are set out as a general outline for guidance only of prospective purchasers and do not constitute part of an offer or contract;
- (ii) whilst every effort is made to ensure all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are accurate; prospective purchasers should not rely upon them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Doncaster Metropolitan Borough Council has authority to make or give representations or warranties whatsoever in relation to the property.

Viewings & further enquiries

The site can be viewed at any time from the public highway.

All enquiries regarding the site should be directed to Doncaster Council, Strategic Asset Management, Civic Office, Waterdale, Doncaster DN1 3BU.

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