

FOR SALE

DEVELOPMENT LAND – INDUSTRIAL/LEISURE OPPORTUNITIES

13.4 acres (5.42 ha)

NEALE ROAD

OFF WHEATLEY HALL ROAD
DONCASTER DN2 4PG



13.4 acres (gross) of development land

Outline planning permission in place for Class B1, B2 and/or B8, D2

The Site

The site is accessed from Neale Road and extends to approximately 13.4 acres gross and forms part of a wider mixed-use development.

Site Progress

- Since acquisition in circa 2015 Harworth has undertaken significant demolition and remediation of the wider site including upgrades to the local infrastructure network.
- Residential parcels to the western side of the site have been sold in 2018 (Barrat Homes), 2019 (Taylor Wimpey), 2021 (Harron Homes) and 2023 (Greater places) respectively. The creation of this new riverside community of up to 600 dwellings is complimented by a range of commercial and employment uses on site.
- Significant areas of public open space have been created for the benefit of Riverdale Park residents and workers alike. Additional POS to be completed over 2024.
- Roadside retail units have been developed out with brands such as Costa Coffee and Taco Bell. A further roadside parcel (C1c) was sold in December 2023.
- Commercial plots have also been sold to Arnold Clark, JCT 600 Limited and Polypipe Limited to be brought forward as motor trade and industrial space directly by the purchasers.

Illustrative site plan



Tenure

The site is to be sold freehold.

Terms

Offers are sought for the freehold interest in the site.

Data Room

Access to a data room is available upon request.

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

Anti Money Laundering

The purchaser will be required to satisfy AML requirements.

Services

Services connections available in Neal Road.

Planning

The site has the benefit of outline planning permission for 15,820 sq m; of employment space, Class B1, B2 and/or B8, D2.

Planning reference: Ref 19/01772/OUT

The site could be suitable for a variety of uses subject to necessary planning consents.

OUTLINE PLANNING CONSENT



Location

The site is located on Neale Road, accessed from Wheatley Hall Rd, the main thoroughfare through Doncaster approximately 2 miles to the North East of Doncaster City Centre.

The site benefits from excellent access to Junction 4 of the M18 Motorway approximately 3.8 miles to the East as well as Junction 3 of the M18 approximately 4.6 miles to the South.

Wheatley Hall Road is a prominent and well-established commercial location which is home to a mix of industrial, trade, retail and leisure occupiers, including Starbucks, Taco Bell, M&S, Dunelm, Jewson, Formula One Autocentres, JCT 600 and Mawdsleys.



ABOUT HARWORTH GROUP

Harworth Group plc is one of the leading land and property regeneration companies in the UK, owning and managing approximately 13,000 acres on around 100 sites in the North of England and the Midlands.

We create sustainable places where people want to live and work, delivering thousands of new jobs and homes in the regions.

Our flagship sites, such as Waverley in Rotherham and Logistics North in Bolton, are of national economic significance and are at the forefront of regeneration in the UK.

For more information visit harworthgroup.com



LOCAL MAP

ACCESS MAP

Neale Road, off Wheatley Hall Road, Doncaster, DN2 4PG
What3Words // shield.love.shall

Contact & further information

Knight Frank
 Sheffield
 0114 272 9750

Rebecca Schofield
 07776 172 123
 Rebecca.Schofield@knightfrank.com

Kitty Hendrick
 07989 735 137
 kitty.hendrick@knightfrank.com

BUSINESS DONCASTER

01302 735555
 info@businessdoncaster.com

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