



YORKSHIRE WILDLIFE PARK

DONCASTER & J.4 M18 TO HULL

J.3 M18 TO SHEFFIELD

HURST LANE

B1396

# FOR SALE DEVELOPMENT // OPEN STORAGE LAND

Hurst Lane, Auckley, Doncaster DN9 3HQ

**39.92 acres**  
(16.15 ha)



▶ The Site is located on Hurst Lane in Auckley, Doncaster, approximately 5 miles to the east of Doncaster Town Centre. The property is accessed via Hurst Lane which in turn provides access to the recently upgraded Great Yorkshire Way and J4 of the M18 Motorway. The M18 can be accessed within 5 miles to the west.



## DISTANCE TO DESTINATIONS

Destination	Distances (Miles)
A1(M)/M18 Interchange	6
Sheffield A57 J1	24
Leeds	57
Manchester	61
Birmingham	92
Newcastle	123
London	161



# THE OPPORTUNITY



Site of **39.92 Acres**  
(16.15 Ha)



Prime Development  
Opportunity



**2.43 million consumers**  
within 45 mins drive time  
(770,469 within 30 mins)



**J4 M18 - 5 Miles**



Labour costs are **14% lower**  
than the national average



Doncaster and the surrounding  
area has a strong work force,  
with **8,100** people currently  
ready to work

- ▶ The subject site comprises circa 39.92 acres of land previously used as a remote mineral processing facility. There is an active concrete batching plant, and a light industrial shed on the property.

The site is roughly rectangular and is split in two, with extensive hardstanding parking to the south and the north of the site being an area of nature conservation.



► The site is circa 39.92 acres and comprises land available for potential redevelopment (subject to planning), with existing buildings.

- A** Potential development land / open storage
- B** Existing premix site - Potential for a short term leaseback arrangement, details to be discussed subject to contract
- C** Hinterland – biodiversity – ecology haven



## ► Planning

The property has historically been used as a remote mineral processing facility.

Adjacent to the property is the Yorkshire Wildlife Park, which is a wildlife conservation centre and a major tourist attraction.

The site is allocated within the Safeguarded Minerals Processing Infrastructure - Policy 61 (MIN 23 - Concrete Production) area. The only operational aspect is a small concrete mixing plant which, subject to agreeing terms, could be retained as an investment.

## ► Development Potential/ Alternative Uses

The site may be suitable for a number of alternative uses, subject to obtaining the necessary planning permissions and purchasers should make their own enquiries.

## ► Mineral Rights

Hanson shall retain the mineral rights over the site. Further information is available on request.

## ► Business Rates

For business rating information, check the Valuation office agency website [www.voa.gov.uk](http://www.voa.gov.uk)

## ► VAT

All prices, premiums and rent are quoted exclusive of VAT at the prevailing rate.

## ► Legal Costs

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

## ► Contact info

Viewing & Further Information  
Viewing strictly by prior appointment

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Smith  
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