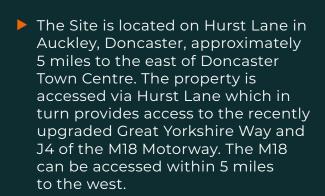


# FOR SALE DEVELOPMENT/OPEN STORAGE LAND

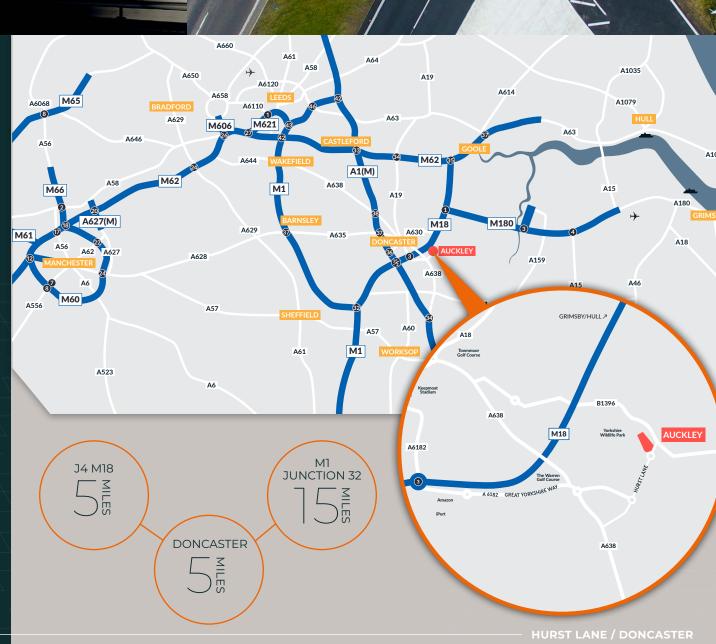
Hurst Lane, Auckley, Doncaster DN9 3HQ

**39.92 acres** (16.15 ha)



#### **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







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.



## **▶** 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 Safequarded 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

#### ▶ 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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