



YORKSHIRE WILDLIFE PARK

J3 M18 TO SHEFFIELD

HURST LANE

B1396

DONCASTER & J4 M18 TO HULL

FOR SALE

DEVELOPMENT // OPEN STORAGE LAND

Hurst Lane, Auckley, Doncaster DN9 3HQ

39.92 Acres
(16.15 Ha)

LOCATION



▶ 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 J3 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)



J4 M18 - 5 Miles



Prime Development
Opportunity



Labour costs are 14% lower
than the national average



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



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 hard-standing parking to the south, and to the north of the site 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, 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.

► 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 Information

Viewing strictly by prior appointment, further details available on request.

**Lambert
Smith
Hampton**

Scott Morrison

07526 175 979
smorrison@lsh.co.uk

Elliot Bloodworth

07597 109 265
ebloodworth@lsh.co.uk

Matt Jackson

07514 733 870
mjackson@lsh.co.uk

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