

# FOR SALE DEVELOPMENT// OPEN STORAGE LAND Hurst Lane, Auckley, Doncaster DN9 3HQ

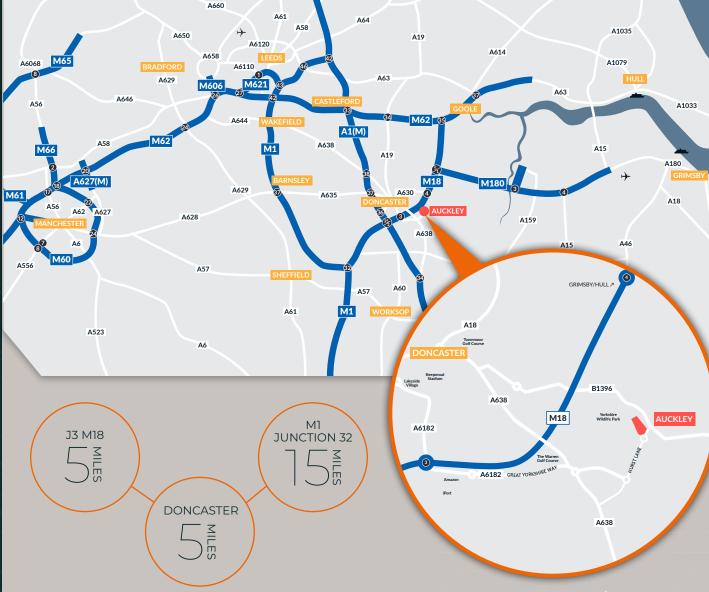
**39.92 Acres** (16.15 Ha)



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 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	







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)



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 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.

- Potential development land/open storage
- Existing premix site potential for a short term leaseback arrangement, details to be discussed subject to contract



Α

В

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

#### IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013

Lambert Smith Hampton on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Lambert Smith Hampton has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is November 2022.

O pesigned and produced by Anderson Advertising and Property Marketing Limited T. 0113 274 3698