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## **SALES BROCHURE**

East Lane House, 60 East Lane, Doncaster, DN7 5DR





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# THE PROPERTY

## **East Lane House, 60 East Lane, Doncaster, DN7 5DR.**

The original Stainforth Vicarage was built on East Lane in 1885 and was used until the present-day vicarage was built on field road in 1956. It was then purposed for several other services until falling vacant and into a state of disrepair.

Planning was submitted and later passed for a 13 unit and single office scheme. The scheme is designed to contain studio, 1-bedroom and 2-bedroom apartments of varying size. The local rental market is booming in Doncaster, and they wanted to help meet the supply and offer people different options to try and cover more of the prospective tenants' needs. The property has a communal garden, it is gated and offers all tenants off-street parking. The property is well located and finished to a great standard.



# THE NUMBERS

East Lane House Rentals	SQM	Number of occupants	Rental Amount PCM
Unit 1	53	1 bed 2 bed 1	£650.00
Unit 2	77	bed 1 bed 1	£795.00
Unit 3	67	bed 1 bed 2	£650.00
Unit 4	56	bed 1 bed 2	£650.00
Unit 5	49	bed 1 bed 1	£625.00
Unit 6	49	bed Studio 1	£625.00
Unit 7	92	bed 2 desk	£795.00
Unit 8	56	spaces	£650.00
Unit 9	61		£750.00
Unit 10	50		£650.00
Unit 11	56		£650.00
Unit 12	47		£625.00
Unit 13	50		£650.00
Office	12		£200.00
Rent PCM			£8,965.00
Rent PA			£107,580.00
GDV			£1,536,000
Yield			7.00%



# THE LOCATION

If you could pick the ideal location for a city, then Doncaster would be at the top of the list. It is situated at the heart of the motorway network, with easy access to and from the M18, M1, A1(M), M62 and the M180. With 87% of the UK population reachable in four hour's drive time, that's millions of customers, suppliers, and connections right on your doorstep!

The East Coast main line links the city by rail to the whole of the UK and on into Europe. The station forecourt has recently undergone a major £7.5million transformation and is now an attractively landscaped public area, with car parking space and a taxi rank. Trains from Doncaster to London are fast and frequent. The journey takes as little as 88 minutes, with an average of 60 trains a day.

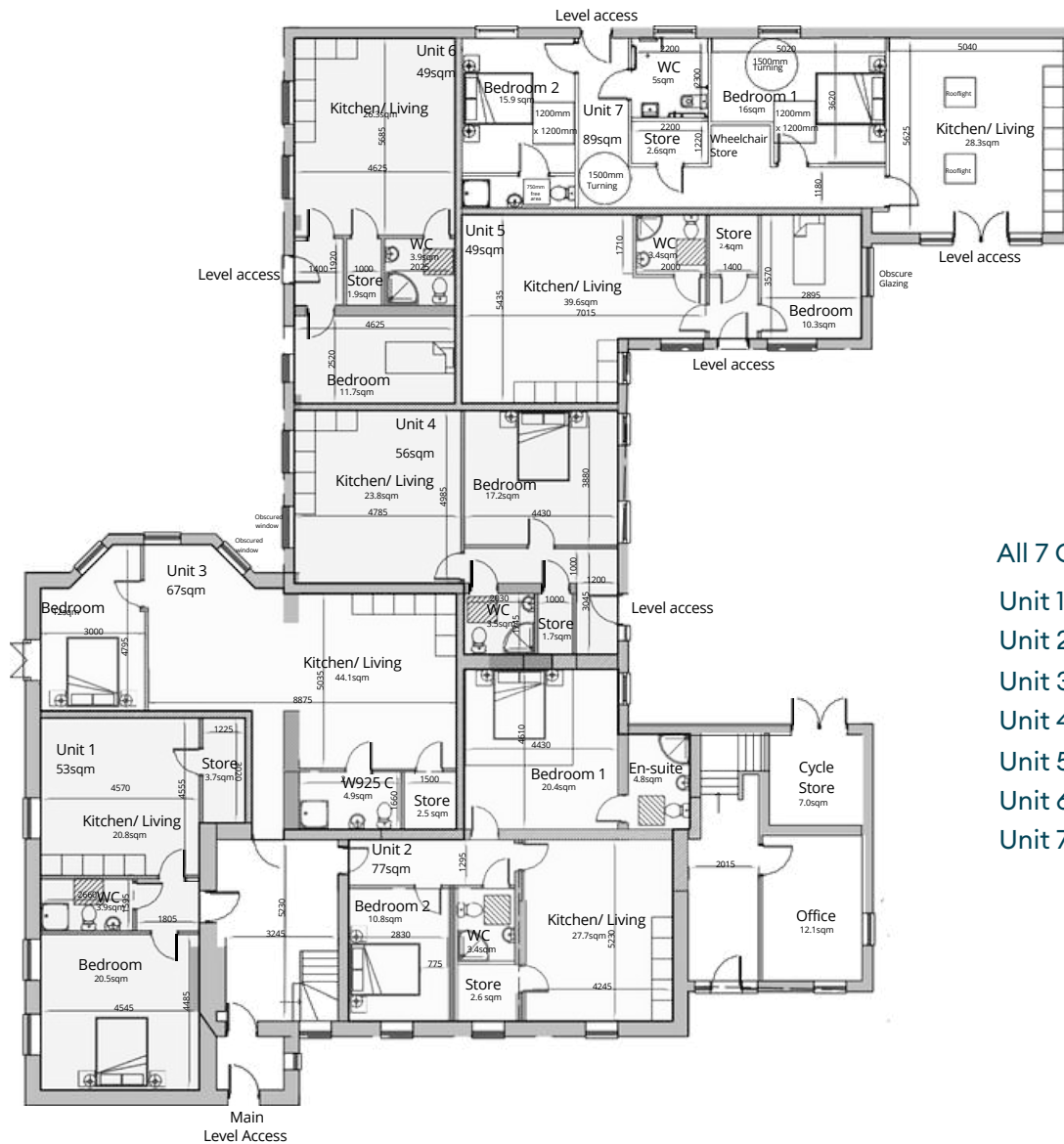
Doncaster benefits from a huge talent pool of over 144,000 economically active people which represents 77.5% of people aged 16-64. A vibrant local economy worth £5.2 billion supports around 9,670 businesses. This means there's a wide range of over 121,000 jobs on offer, providing great career opportunities, whatever your skill set. It's the location of choice for businesses including Amazon, The Range, Polypipe, Pegler, Donasonic, Ardagh Glass, Wavin and Bridon Bekaert.

The property is well located within walking distance to the train station, bus routes, local shops, green areas, restaurants and places of worship. The shared outside area, off-street parking and gated facility is of great benefit and adds further value. It will no doubt be an attractive development for people to live in.



- **16 minutes' drive to the hospital**
- **3 minutes' drive to Stainforth train station**
- **3 minutes' drive to ASDA supermarket**
- **8 minutes' drive to the M18**

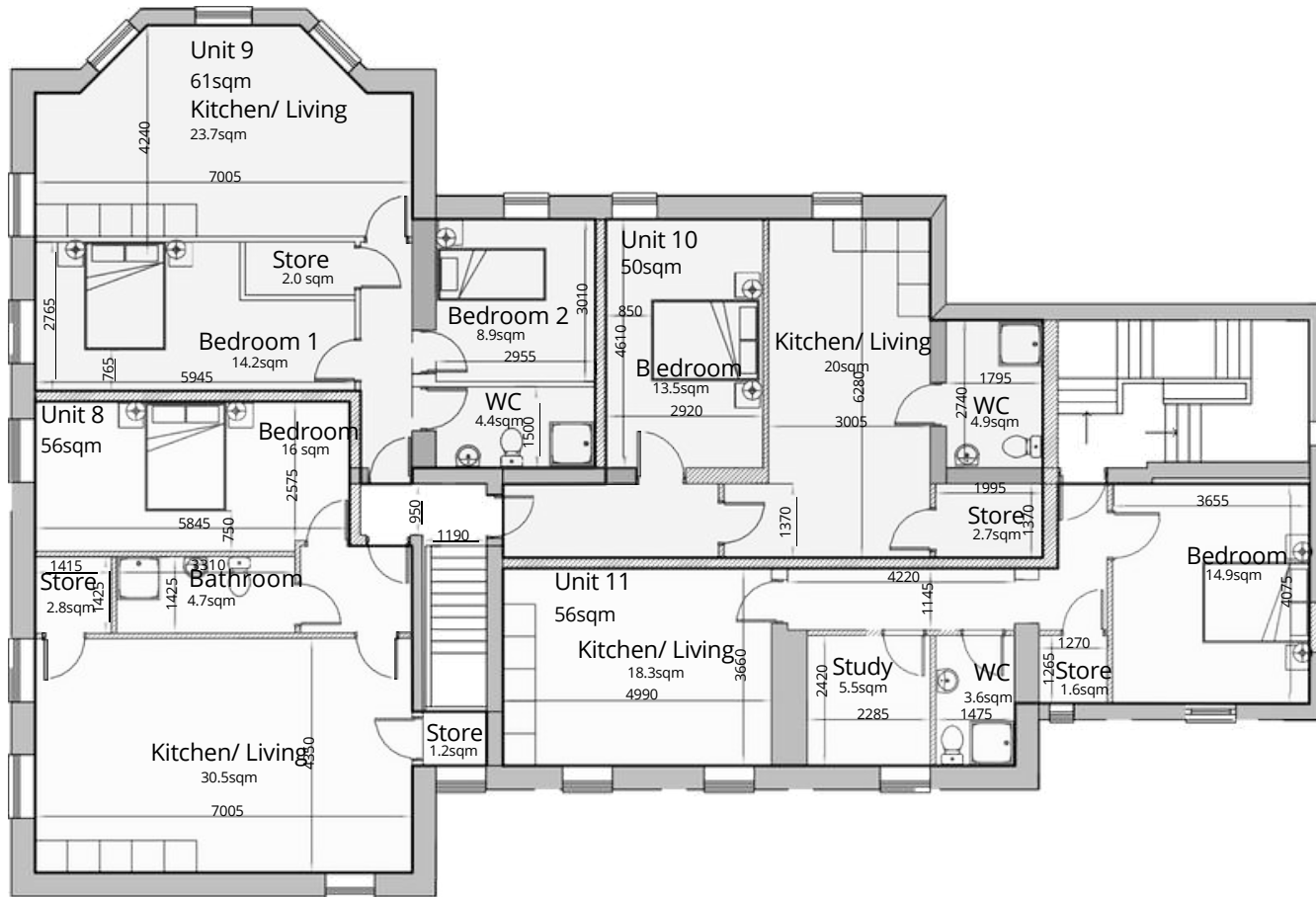
# FLOOR PLANS - GROUND FLOOR PLAN



All 7 Ground floor units are accessibly designed with clear space access to all WCs

Unit 1	1 Bed 2p	Gross Floor Area: 53sqm Built-in Storage: 3.7sqm
Unit 2	1 Bed 2p	Gross Floor Area: 77sqm Built-in Storage: 2.6sqm
Unit 3	1 Bed 2p	Gross Floor Area: 67sqm Built-in Storage: 2.5sqm
Unit 4	1 Bed 2p	Gross Floor Area: 56sqm Built-in Storage: 1.7sqm
Unit 5	1 Bed 2p	Gross Floor Area: 49sqm Built-in Storage: 2.4sqm
Unit 6	1 Bed 2p	Gross Floor Area: 49sqm Built-in Storage: 1.9sqm
Unit 7	1 Bed 2p	Gross Floor Area: 92sqm Built-in Storage: 2.6sqm

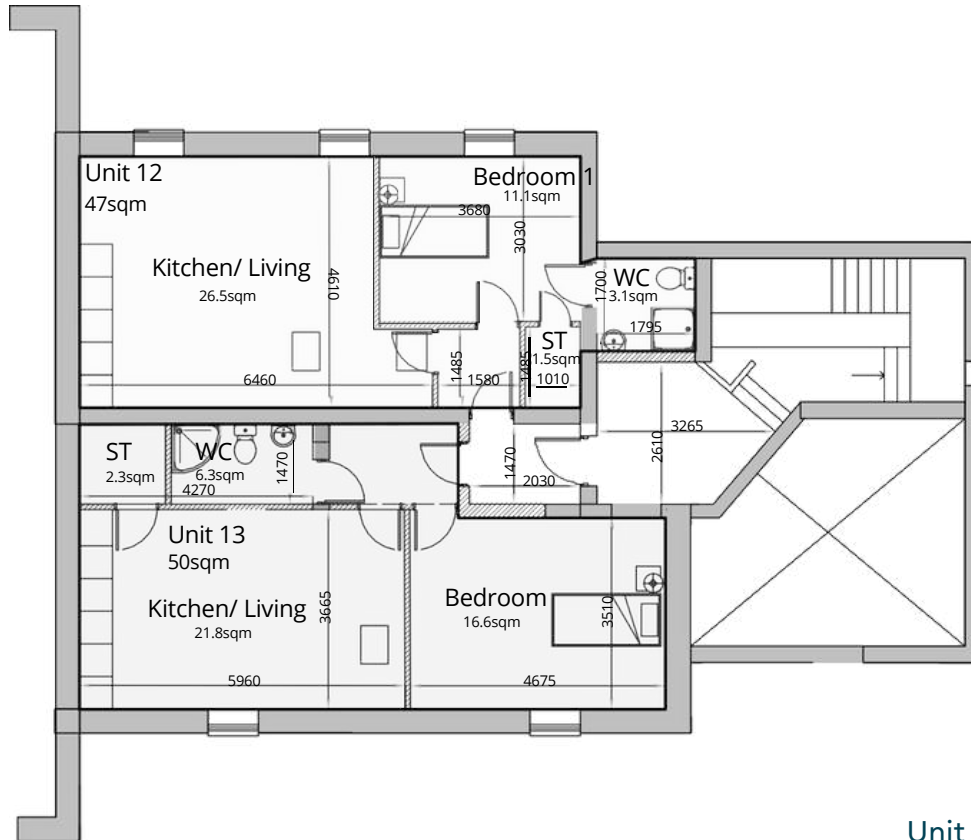
# FLOOR PLANS - FIRST FLOOR PLAN



Unit 8	1 Bed 2p 1	Gross Floor Area: 56sqm Built-in Storage: 2.8sqm
Unit 9	Bed 2p 1	Gross Floor Area: 61sqm Built-in Storage: 2sqm
Unit 10	Bed 2p 1	Gross Floor Area: 50sqm Built-in Storage: 2.7sqm
Unit 11	Bed 2p	Gross Floor Area: 56sqm Built-in Storage: 1.6sqm



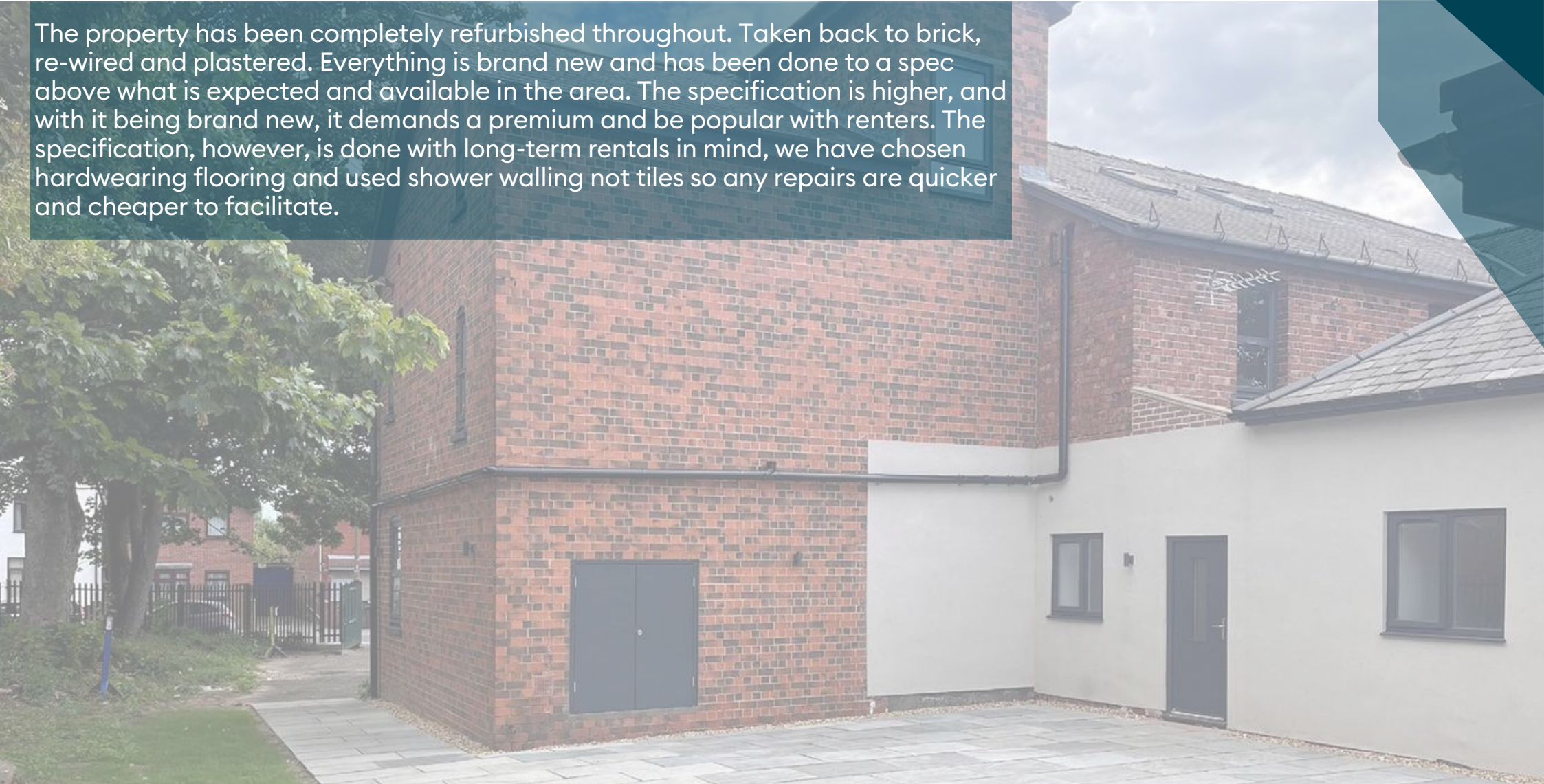
# FLOOR PLANS - SECOND FLOOR PLAN



Unit 12 1 Bed 2p1 Gross Floor Area: 47sqm Built-in Storage: 1.5sqm  
Unit 13 Bed 2p Gross Floor Area: 50sqm Built-in Storage: 2.3sqm

# THE SPECIFICATIONS

The property has been completely refurbished throughout. Taken back to brick, re-wired and plastered. Everything is brand new and has been done to a spec above what is expected and available in the area. The specification is higher, and with it being brand new, it demands a premium and be popular with renters. The specification, however, is done with long-term rentals in mind, we have chosen hardwearing flooring and used shower walling not tiles so any repairs are quicker and cheaper to facilitate.





# THE SPECIFICATIONS

## Kitchens:

Howdens with integrated appliances; 70/30 fridge-freezer, washer-dryer, oven, 4 ring hob, extractor fan all come as standard in each unit.

## Bathrooms:

Shower walling and Vinyl will keep any repair costs low and turnaround time swift. All units have a sink and vanity unit, toilet and shower as standard.

## Flooring:

Vinyl in kitchen areas and bathrooms. A grey hardwearing carpet in the rest of the apartment. Fitted to a high-quality underlay giving it a lovely soft feel underfoot.

## General:

All apartments are electric only, hot water is run off unvented cylinders and the heating is electric panel heaters. These are mounted on strategic walls to ensure they look pleasing, fit the room and provide sufficient warmth while keeping heating costs to a minimum. The décor is neutral, and all apartments are separately metered.





# THE SPECIFICATIONS





# EXTERNAL VIEW











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