

Development Land Off Arksey Lane, Bentley, Doncaster, DN5 0RX



Land



1.40 Acres (0.56 Ha)

For Sale



PPH



01302 341041



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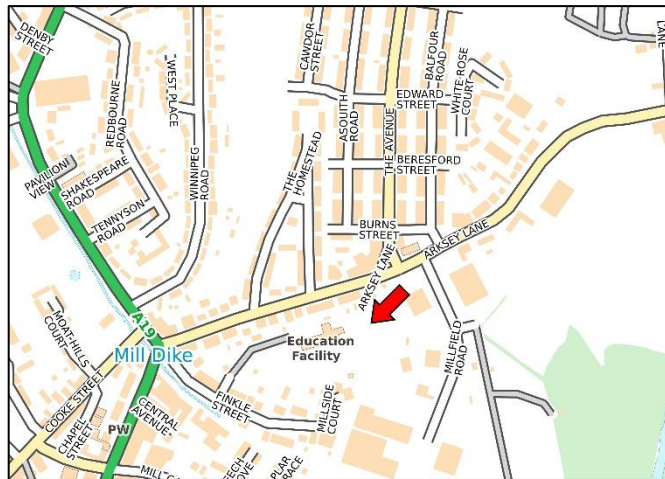
Location

The site is located amongst a mix of residential and commercial uses, off Arksey Lane, Bentley, within walking distance of the High Street, providing a host of local amenities including schools, doctors surgery, shops, café and supermarket. Bentley also benefits from a train station and park & ride, and is approximately 2 miles north of Doncaster city centre and 3 miles from Junction 37 of the A1.

Doncaster is a thriving city in South Yorkshire with a resident population of 310,000, and a catchment of approximately 1.2 million people. Doncaster has a well-connected road network including major motorways M18 and A1, facilitating easy access to nearby cities such as Sheffield, Wakefield, Barnsley and Leeds. The city also boasts Doncaster College and University Campus Doncaster, with over 7,000 higher education students.

Description

A development site of approximately 1.4 Acres (0.56 Ha) with outline planning permission granted for the erection of 14 residential dwellings in total, comprising 5X three bedroom link detached properties with garages and off street parking, 4X two bedroom apartments with allocated parking, 3X two bedroom town houses with allocated parking and 2X three bedroom detached properties with off street parking and detached garages.



Summary

- Residential Development Site
- Site Area 1.4 Acres (0.56 Ha) approx.
- Outline Planning for 14 residential dwellings
- Planning reference 22/01413/OUTM
- Established residential location
- Close to amenities, train station, park and ride
- Suitable for alternative development, STP
- For Sale Freehold

Accommodation

Plot	Description
1, 2, 3, 4 & 5	Three bedroom link detached with garage and off street parking
6, 7, 8 & 9	Two bedroom apartments with allocated parking.
10, 11 & 12	Two bedroom town houses with allocated parking.
13 & 14	Three bedroom detached properties with garages and off street parking.

Tenure

The property is available freehold with vacant possession upon completion.

Price

£525,000 freehold.

Planning

Details of the planning permission can be found on the doncaster.gov.uk website under planning reference 22/01413/OUTM. Further information can be provided on request.

Services

We understand mains water, gas, drainage and electricity supplies are all available for connection but not necessarily connected to the site. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility providers to satisfy themselves in this regard.

Anti-Money Laundering (AML)

The successful purchaser will be required to provide the appropriate information assessed by current anti-money laundering regulations when Heads of Terms are agreed.



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6280_Arksey Lane_Site Plan_03
Arksey Lane, Bentley

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The Oxford 2 Bedroom Apartment
 The Daylesford 2 Bedroom Home
 The Cambridge 3 Bedroom Home
 The Windsor 3 Bedroom Home
 The Woburn 3 Bedroom Home



This development plan is for guidance only. All illustrations are taken from design intent material and may be subject to further design development. T2 6280, Revision 1 Date: 14.03.24 Rev No: 03



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