

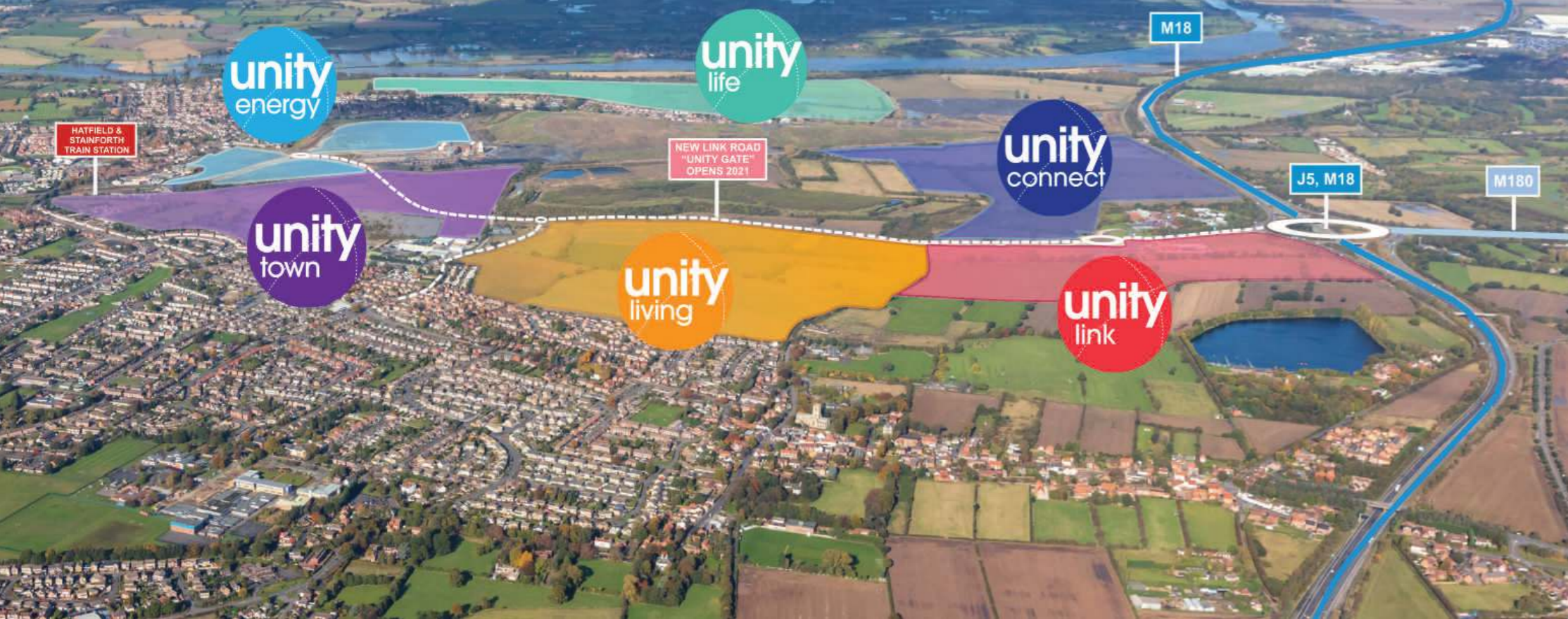
J5M18. unity energy

Unity Energy, Doncaster, DN7 5HD
PRIME FREEHOLD DEVELOPMENT LAND

A DEVELOPMENT BY

Waystone





Description

Unity is one of the largest regeneration and infrastructure projects of its kind in the UK and will deliver a mixed use development of regional importance.

Unity will provide over 3,000 new homes in a broad range of settings and styles, a new town centre, offline marina, school, and transport hub. There are over 60 hectares (150 acres) dedicated to a variety of new commercial uses.

Unity Energy provides three development plots to the north of Unity Town and due west of Unity Living, Unity Link and Unity Connect. The three plots will be accessed directly from the new link road 'Unity Gate' which provides a new 2.9 kilometre (1.8 mile) route from junction 5 of the M18 motorway (where the M180 joins the M18) to Hatfield, Dunscroft and Stainforth, thereby improving access to the nearby railway station and the motorway network.

Planning

Planning Consent dated 18th July 2003 reference: 02/1402/P/FULA.

The site is allocated for commercial and industrial uses with potential for future residential uses.

Key Zones

Unity energy sits at the heart of the Unity site and has capacity to deliver further employment uses over a 43.5 acre space or alternatively a mix of employment and residential development & a new station approach, frontage and dedicated car park.



Incorporating a new 250 berth marina with associated facilities and leisure uses surrounded by an attractive waterside residential settlement delivering circa 1440 new homes.



A new local Centre / Hub of activity with community uses, a new supermarket and retail zone, healthcare, leisure and education, along with 555 new homes.



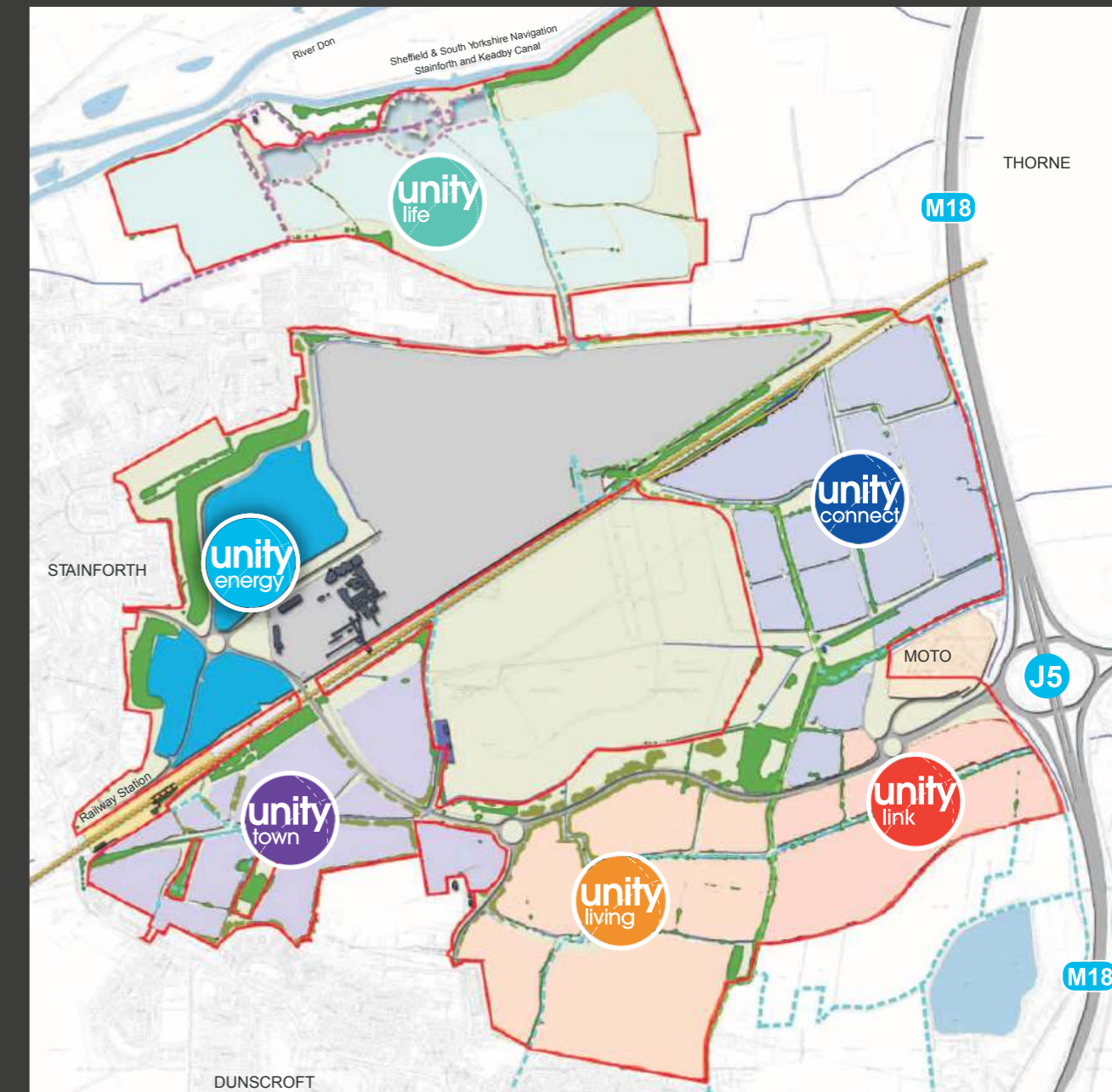
A new high quality residential settlement with landscape areas, delivering circa 1105 new homes., quality green amenity space sustainable drainage and extensive footpath network.



Unity Link will provide a new business park for commercial and leisure along with a new hotel and other sui generis uses this will also sit adjacent to the M18.



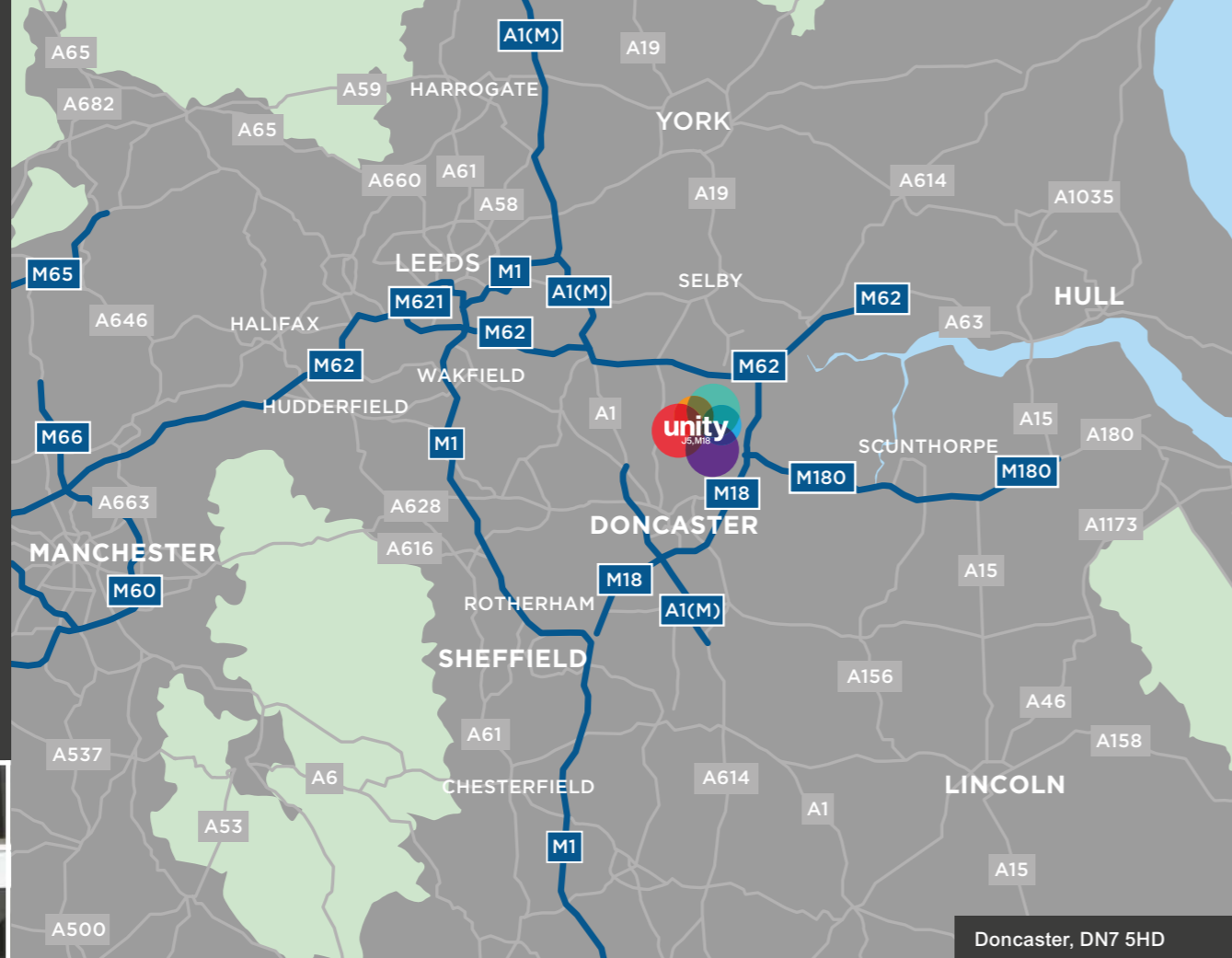
Unity Connect will deliver a new manufacturing and logistics park adjacent to the M18 with exceptional access to the motorway network.



Location

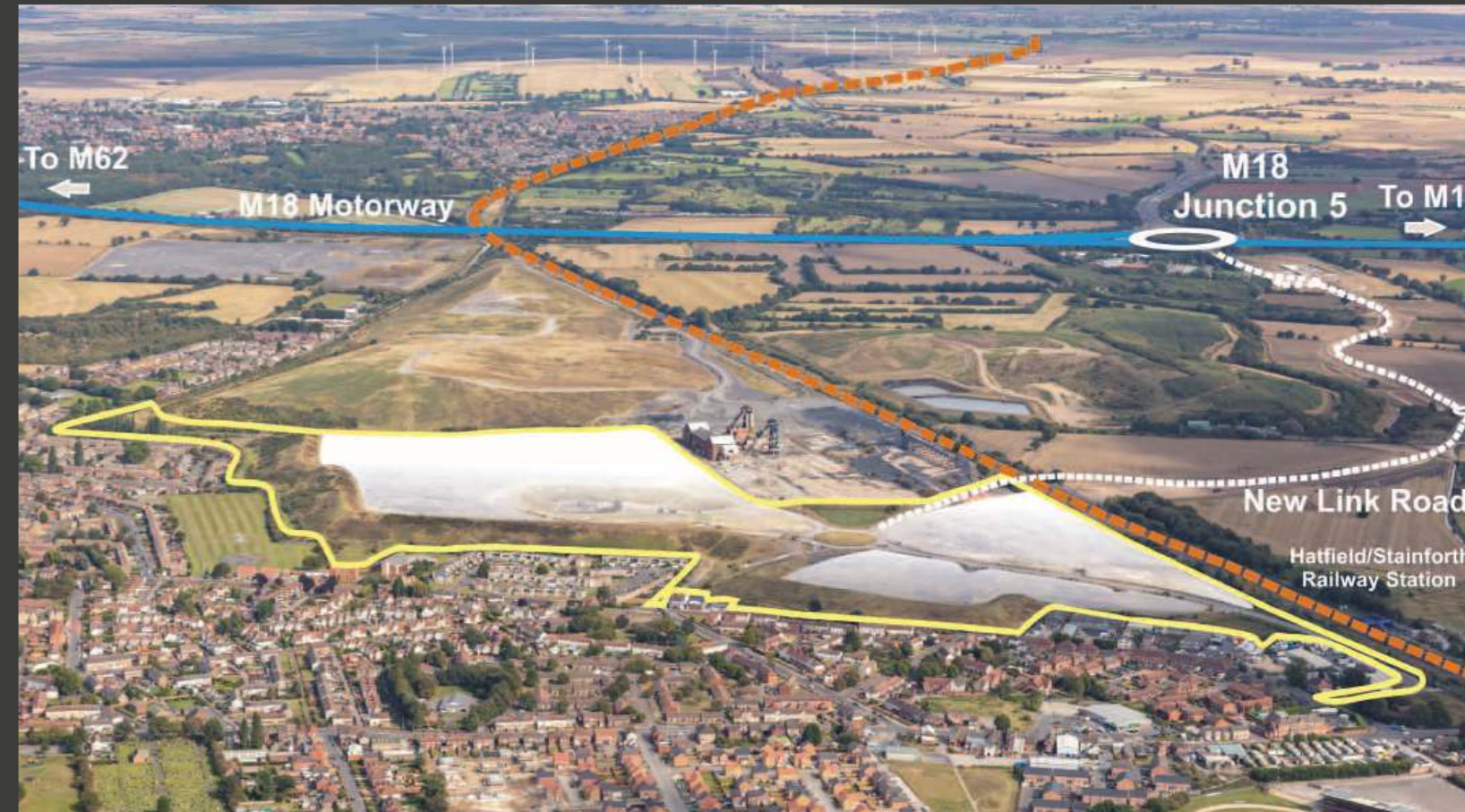
The Energy Area is located south of Stainforth town centre, with the 23.9 acre plot due north of the former Hatfield Colliery and plots R1 (9.1 acres), R2 (7.7 acres) R3 (1.3 acres) and R2 (1.5 acres).

Doncaster is located in South Yorkshire approximately 30 miles southeast of Leeds and 25 miles northeast of Sheffield. The town has fantastic motorway links with junctions 3 and 4 of the M18 providing easy access to the A1(M), M1, M180, and M62 Motorways. Stainforth lies 8 miles North East of Doncaster.



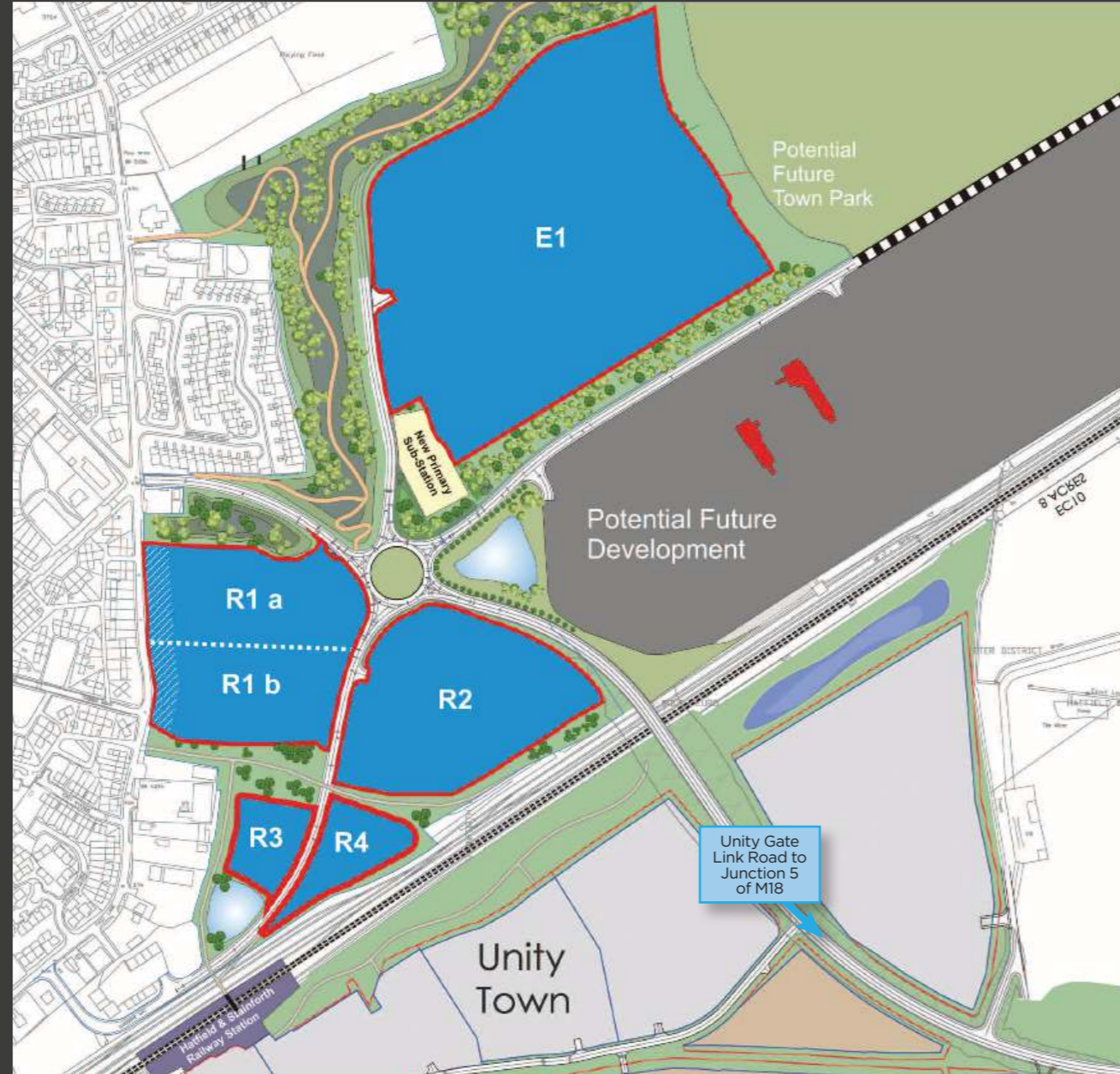
Summary

- Unity Energy is located on the New Link Road (Unity Gates) and is adjacent to the Hatfield and Stainforth Railway Station.
- Available for immediate development
- Six development plots totalling 19.34 hectares (47.8 acres)
- Freehold
- Residential and commercial development considered suitable
- Unity Gate Link Road to Junction 5, M18
- Available as a whole or as individual plots
- **Price on application**



Availability

PLOT	SIZE
E1	9.67 ha (23.9 acres)
R1a	2.06 ha (5.1 acres)
R1b	1.62 ha (4.0 acres)
R2	3.12 ha (7.7 acres)
R3	0.53 ha (1.3 acres)
R4	0.60 ha (1.5 acres)



Indicative layout options



- PLOTS**
- E1** Indicative Footprint illustrating 400,000 sq ft Cross Dock Distribution Unit inclusive of 20,000 office and amenity accommodation.
 - R1a / R1b** Approximately 130-150 residential units together with associated amenity space and footpath connections.
 - R2** Approximately 95-130 residential units together with associated amenity space and footpath connections.
 - R3** Approximately 15-25 residential units together with footpath connections.
 - R4** Residential and station facilities development forming part of the Stainforth Town Aspirations currently being developed.

Travel times



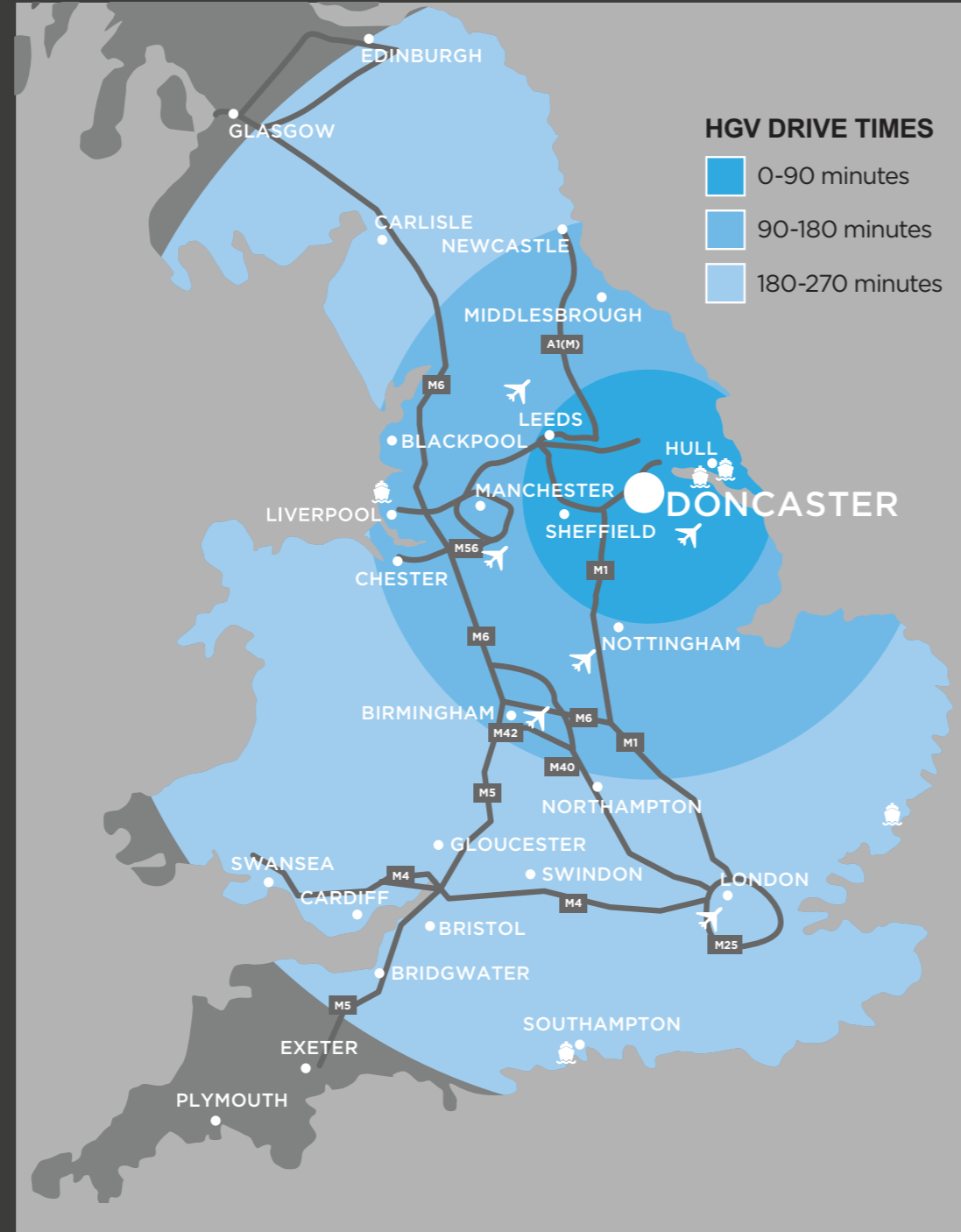
Hatfield to:	Miles	Kms	Drive Time
Doncaster	7	11	18 min
Scunthorpe	22	35	30 min
Immingham	41	66	44 min
Sheffield	30	48	41 min
Leeds	38	61	48 min
York	29	47	53 min
Bradford	46	74	58 min
Manchester	73	117	1 h 29 min
Birmingham	103	166	1 h 51 min
London	179	288	3 h 18 min



Hatfield to:	Miles	Kms	Drive Time
Doncaster Sheffield	-	-	18 min
Leeds Bradford	-	-	1 h min
East Midlands	-	-	1 h min
Manchester	-	-	1 h 25 min
Birmingham	-	-	1 h 30 min
London Heathrow	-	-	3 h



Hatfield to:	Miles	Kms	Drive Time
Goole	11.5	18.5	13 min
Grimsby	44	71	45 min
Immingham	40	65	44 min
Liverpool	105	169	2 h 6 min
Avonmouth	189	304	3 h 3 min
Felixstowe	191	308	3 h 14 min
Medway Ports	201	324	3 h 23 min
Southampton	226	364	3 h 40 min
Portsmouth	241	388	3 h 56 min



Demographics



581 MANUFACTURING BUSINESSES



1,388 CONSTRUCTION BUSINESSES



1,172 WHOLESALE AND RETAIL BUSINESSES



819 TRANSPORTATION AND STORAGE BUSINESSES



1,586 BPFs AND TECHNICAL BUSINESSES



1,221 ADMIN, INFORMATION AND COMMUNICATION SUPPORT SERVICE



DONCASTER'S GROWING POPULATION CURRENTLY STANDS AT 310,500 – LARGER THAN SEVERAL CITIES INCLUDING NEWCASTLE, DERBY AND SOUTHAMPTON



THE LARGEST METROPOLITAN BOROUGH COVERING 220 SQUARE MILES OF OPPORTUNITY



DONCASTER'S ECONOMY CURRENTLY SUPPORTS 8,800 BUSINESSES, 122,500 JOBS



RECORD LEVELS OF INWARD INVESTMENT IN THE LAST 3 YEARS – £460M AND 4,000 JOBS CREATED



£5.2 BILLION ECONOMY



THE MEDIAN GROSS WEEKLY WAGE IS £479



ACCESS TO 11.6 MILLION PEOPLE WITHIN A 30 MILE RADIUS



LABOR FORCE OF 187,400



UNEMPLOYMENT RATE 4.86%



Top jobs by location



ELEMENTARY OCCUPATIONS
15.5% – 20,738



SKILLED TRADES OCCUPATIONS
12.92% – 17,283



PROCESS, PLANT AND MACHINE OPERATIVES
10.52% – 14,079



SALES AND CUSTOMER SERVICE OCCUPATIONS
10.4% – 13,922



CARING, LEISURE & OTHER SERVICE OCCUPATIONS
10.37% – 13,875

Median house prices



DETACHED
£250,000



SEMI-DETACHED
£120,000



FLATS/MAISONNETTES
£99,995



TERRACED
£83,000

Indicative Illustration of E1



Better quality pic required



Better quality pic required



Better quality pic required



Better quality pic required



Partners



Doncaster
Council



Sheffield
City Region

Developer

Unity is a development by Waystone.

A DEVELOPMENT BY

Waystone



Further information

For further information or to arrange an inspection please contact:

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