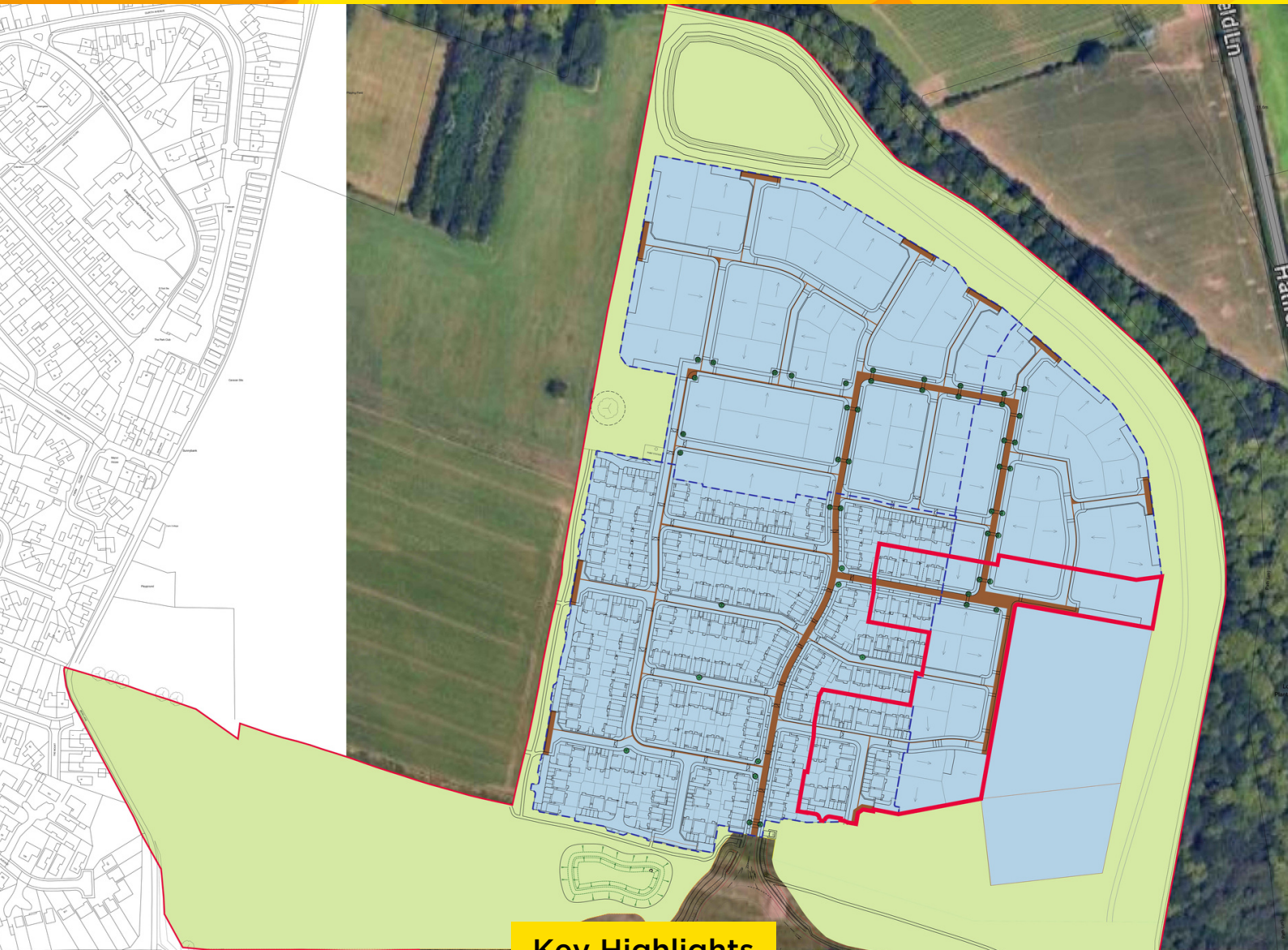


Land at Eden Fields

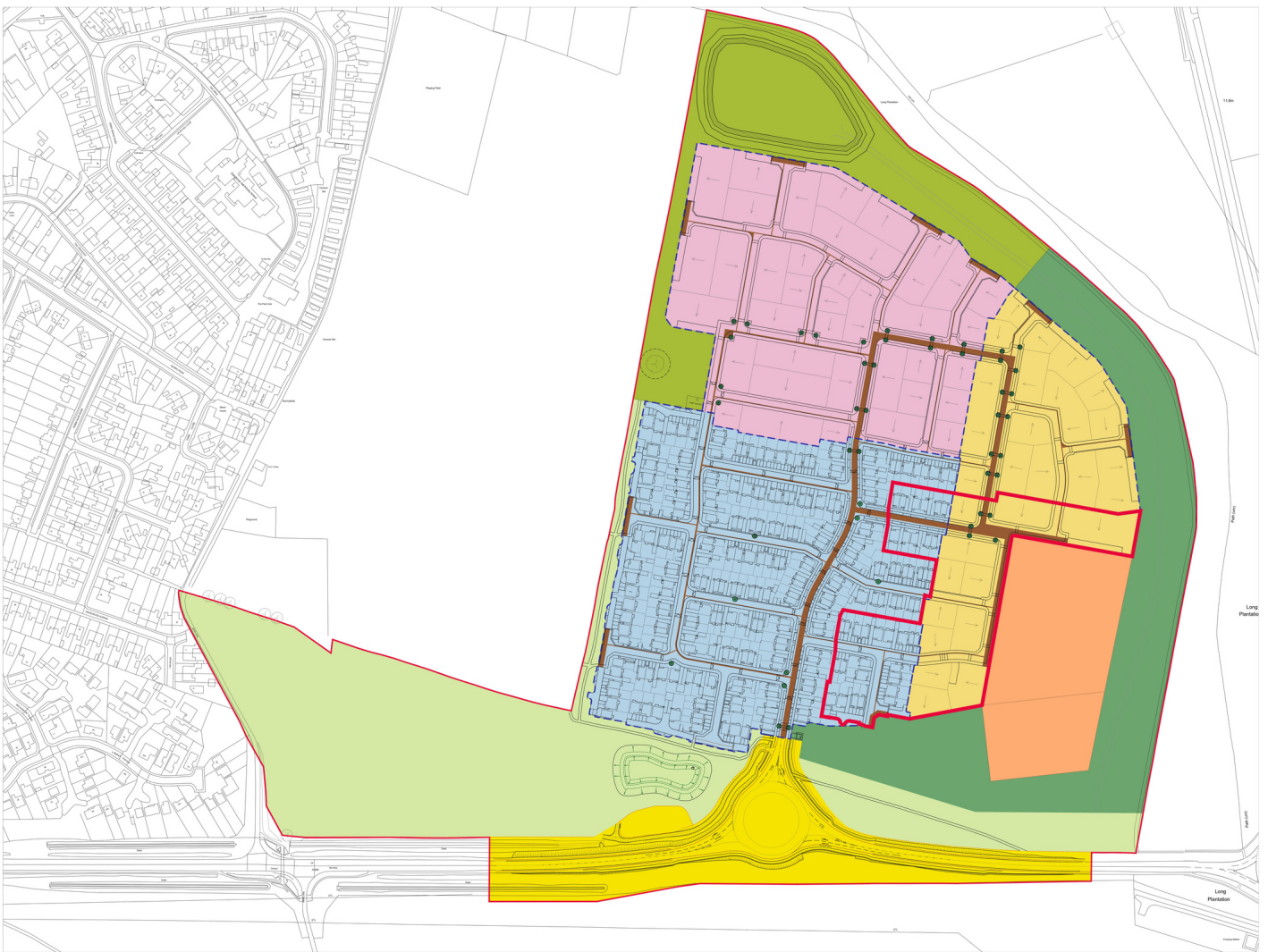
Edenthorpe, Doncaster, DN3 2HS



Key Highlights

- Serviced development site totalling approximately 2.331 hectares (5.76 acres)
- Comprising a parcel with Reserved Matters Permission and an additional parcel with Outline Consent
- 33 plots benefited by Reserved Matters Permission, being suitable for a S.73 plot substitution
- Further plots available on an additional parcel under the Outline Consent – the preferred plot density here is to be specified by bidders
- Well-served residential location with large range of amenities for all demographics
- Unconditional offers are due by Noon Friday 24th May 2024
- Technical & Planning details <https://savillsglobal.box.com/v/Eden-Fields-Edenthorpe>

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LOCATION

The site is located to the east of Edenthorpe, directly off the A630, approximately 4 miles north east of Doncaster city centre. Doncaster is located in South Yorkshire and is some 17 miles north east of Sheffield, 25 miles south east of Leeds and 30 miles south of York.

Edenthorpe is a well-serviced large village, with a range of shops, services and amenities such as a Tesco Superstore, Aldi store and various pubs and cafes. There are also primary and secondary schools, GP Surgery and petrol station.

Approximately 1.5 miles south of the subject site lies the larger village settlement of Armthorpe, which offers a further range of services and attractions to appeal to the key purchasing demographics of families, young professionals and retirees.

The site is extremely well placed for access to the regional and national motorway network. Indeed, Junction 4 of the M18 is situated just 2 miles east of the subject site, which links with Junction 35 of the A1 (M). Doncaster is situated on the East Coast mainline, providing a regular rail service to London in under 1 hour 45 minutes.

The Edenthorpe and Armthorpe settlements are currently undergoing a significant amount of investment, with several examples of popular and successful housing developments that in turn contribute towards the general economic vitality of the area.

DESCRIPTION

The site is a serviced development opportunity that forms part of a larger residential development, Eden Fields, to be developed by Avant Homes.

The specific sale opportunity comprises a serviced development site totalling approximately 2.331 hectares (5.76 acres) of the wider Eden Fields development. The opportunity comprises an initial parcel with Reserved Matters Permission and an additional parcel with Outline Consent. There are 33 plots benefited by the Reserved Matters Permission, being suitable for a S.73 plot substitution. There are further plots available on additional parcel under the Outline Consent - the preferred plot density here is to be specified by bidders - please see the indicative sale area on the front image and above.

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PLANNING

Outline Planning Permission (Ref: 15/01278/OUTM) was granted for residential development (for up to 600 dwellings) on the overall site in February 2019 by way of appeal. The position of the main access point into the site was agreed (in principle) as part of the Outline Planning Permission. Avant Homes shall construct the access point off the A61, which will comprise a three-arm roundabout with footways either side. The access arrangement, known as Phase 1a of the development on the approved phasing plan, has been submitted and agreed as part of reserved matters application 22/00178/REMM.

A further Reserved Matters application was approved at committee on 20th October 2023 that considered access, appearance, landscaping, layout and scale of design for 248 units. Part of the subject disposal site is included within the Reserved Matters application and thus there are 33 approved plots located within this area that are suitable for a S.73 plot substitution. The additional plots available fall under the original Outline consent.

There is to be 10% affordable housing provision associated with this plots sold in this disposal. Avant Homes will cover all S.106 contributions across the site.

There is no requirement for biodiversity net gain on this site due to the outline being approved prior to the requirement being adopted.

TENURE

The site is for sale freehold with vacant possession on completion.

VAT

The site is elected for VAT.

TECHNICAL INFORMATION

The client has instructed a range of technical reports on the site, including a Phase II Ground Report and Topographical survey. All planning and technical information, is available to interested parties through a data room via our dedicated website <https://savillsglobal.box.com/v/Eden-Fields-Edenthorpe>

EXISTING WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The site is to be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

METHOD OF SALE

The site is for sale freehold with vacant possession on completion. Offers should include a proposed layout incorporating a full schedule of accommodation and a detailed breakdown of any abnormal development costs.

Offers are invited by informal tender, with completed excel bid proformas sought by NOON Friday 24th May 2024, to be submitted to Sophie Sismanovic. at sophie.sismanovic@savills.com

The vendor would consider selling additional plots, beyond the prescribed 5.76 acres (2,331 hectares). However offers are requested on the information provided. Any additional plot proposals to be discuss with the agent.

VIEWING

Viewing of the site can be obtained from the roadside.

CONTACTS

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