

Land to the West of Amersall Road

DONCASTER, SOUTH YORKSHIRE, DN5 9PW

Land For Sale - STC



savills

KEY HIGHLIGHTS

- Gross area extends to approximately 1.2 acres (0.49 hectares).
- Land located to the northwest of Doncaster City Centre.
- Unconditional offers sought **by Midday on Wednesday 5th June 2024**

DESCRIPTION

The overall site comprises greenfield open space and measures approximately 1.12 acres / 0.49 hectares. Sunnyfields Primary School borders the north with its playing fields extending down to the west of the site, residential dwellings about the site to the east and with woodland at the south. The majority of the site lies within Flood Zone 3.

The site is accessed via Amersall Road. The Vendor requests that prospective bidders carry out their own investigations as regards highways and access.

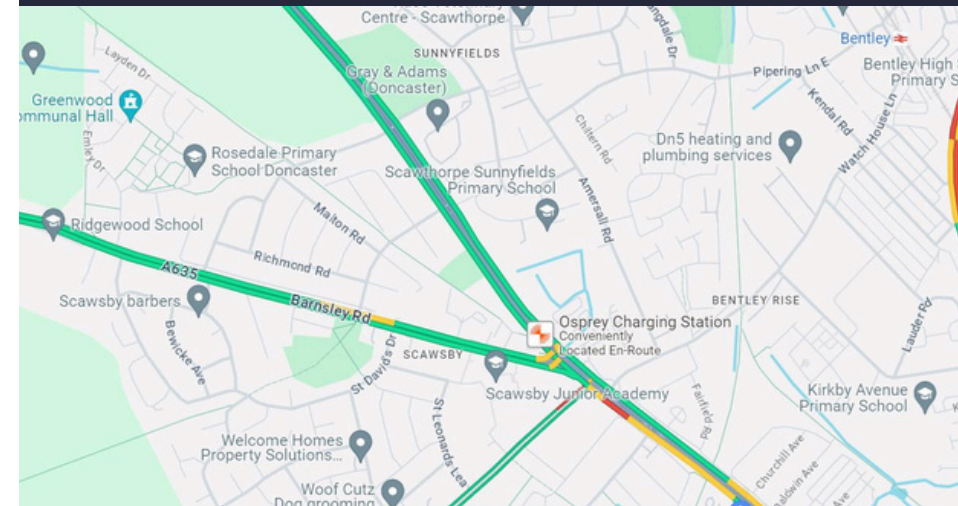
LOCATION

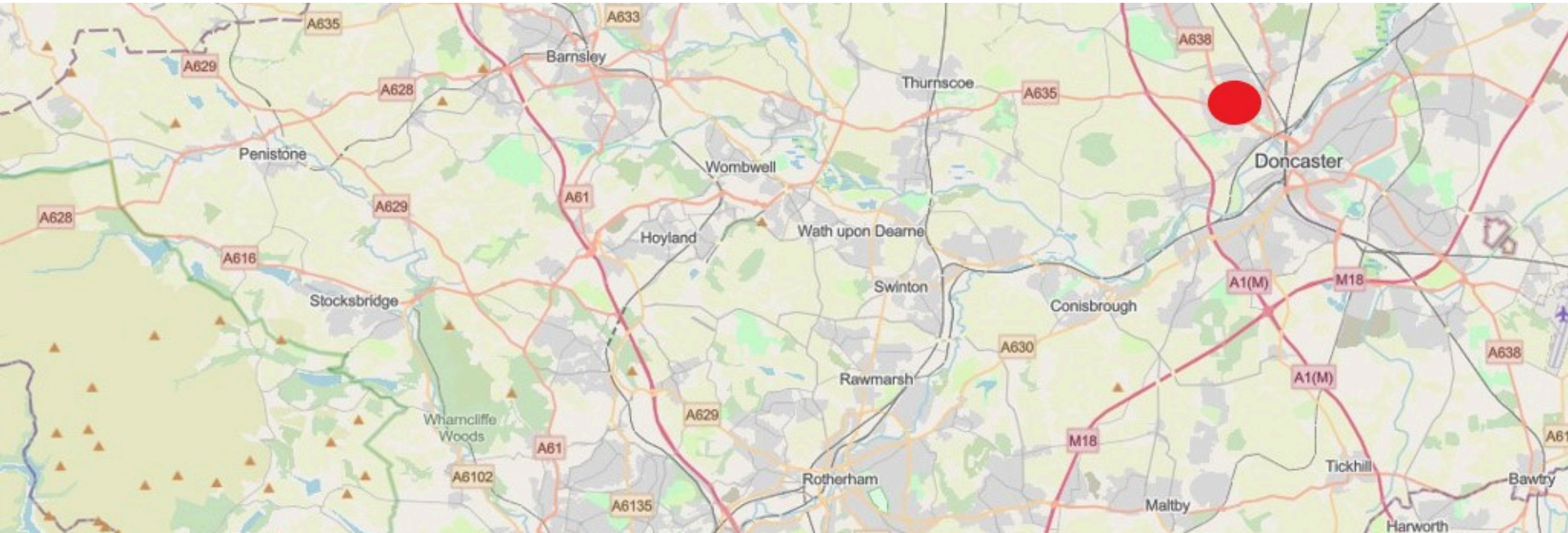
Situated to the west of Amersall Road, less than 2.2 miles northwest of Doncaster city centre. The site also lies 2.3 miles to the east of the junction 37 of the A1(M). The site lies 14 miles northeast of Rotherham, 25 miles to the northeast of Sheffield and 31 miles to the southeast of Leeds.

Doncaster Railway station is located approximately 2.3 miles to the southeast of the site and offers regular services to York, Leeds, London Kings Cross, and Edinburgh. Regular bus services run along Amersall Road, a bus stop is adjacent to the subject site and provides regular bus services to Doncaster. The nearest airport is Leeds Bradford, which is situated 40 miles to the northwest. There are plans to reopen Doncaster Airport, with the lease agreement being in the first stage. Doncaster airport is 10.3 miles from the subject site.

PLANNING

The land has been identified through the Doncaster Metropolitan Borough Council Housing and Economic Land Availability Assessment under reference 121. The site assessment can be found in the data room. There are no planning permissions that support the site at this time and there are no listed buildings on site or in the immediate vicinity of the site. The site is not located within a Conservation Area and there are no TPOs on or within the immediate vicinity of the site. A review of DEFRA Magic Map shows no other statutory designations.





TECHNICAL INFORMATION

No technical reports have been undertaken on the site.

Land Registry title plans are available to interested parties through a data room via our dedicated website:- <https://savillsglobal.box.com/v/Amersall-Road-Doncaster>

TENURE

The site is for sale freehold with vacant possession on completion. The land is registered under title number SYK375632.

TENANCIES

The site is currently let to a tenant and will terminate without notice on 30th May 2024.

EXISTING WAYLEAVES, EASTMENTS 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.

VAT

The vendor reserves the right to charge VAT.

VIEWING

Viewing of the site can be undertaken from the site boundaries. Should you wish to walk the internal boundaries, then please contact Hannah Coleman.



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | 258.04.2024

METHOD OF SALE & OVERAGE PROVISION

The site is offered for sale, Freehold via informal tender inviting offers on an unconditional basis. Given the strategic potential of the land, offers should include for an overage provision should any planning consent be granted for the land in the future. Excepted forms of development are agriculture (including renewable energy crops), equestrian, forestry or open field horticulture.

The deadline for offers is **Midday on Wednesday 5th June 2024**. Offers should be submitted to Kirsty O'Donnell at kiodonnell@savills.com and Hannah Coleman at hannah.coleman@savills.com

CONTACT

For further information please contact:

Kirsty O'Donnell

kiodonnell@savills.com
0113 220 1256

Hannah Coleman

hannah.coleman@savills.com
0113 220 1217

Will Douglas

wdouglas@savills.com
01904 617 812