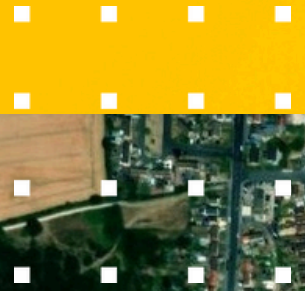


Land to South West of St Mary's Road

(NORTHERN AND SOUTHERN PARCELS), DUNSVILLE, DONCASTER, DN7 4DL

Land For Sale - STC

An aerial photograph showing a large area of land divided into several parcels. Two parcels are highlighted with colored outlines: a yellow outline for a larger parcel in the center-right and a blue outline for a smaller parcel below it. The surrounding area includes green fields, brown agricultural land, and a residential development with houses and roads. A road, likely St Mary's Road, runs along the right side of the highlighted parcels.

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KEY HIGHLIGHTS

- Gross area of the northern parcel extends to approximately 5.60 acres (2.27 hectares).
- Gross area of the southern parcel extends to approximately 4.10 acres (1.66 hectares).
- Land located to the northeast of Doncaster City Centre.
- Unconditional offers for both sites or separate sites sought by **Midday on Wednesday 5th June 2024.**

DESCRIPTION

The northern parcel comprises greenfield agricultural land and measures approximately 5.60 acres / 2.27 hectares with the southern parcel measuring around 4.1 acres / 1.66 hectares. The area immediately to the north and west is open agricultural land. The eastern boundary of the northern parcel runs adjacent to St Mary's Road and to the south is existing residential properties.

A small agricultural buffer at the south separates the northern parcel from the existing footprint of the settlement limits. The northern parcel is bound by St Mary's Road to the east, with Quarry Park extending beyond. Agricultural fields extend to the north and west of the site. The northern parcel is currently accessed from St Mary's Road via an agricultural access which could be utilised for future development, subject to further highways investigations and approvals. Access to the southern parcel would need to be sought from either the field to the northeast to adjoin to St Mary's Road, or potentially through utilising access from St Mary's Drive. Again, it is requested that bidders undertake their own highways investigations to establish this.

The parcels lie within Flood Zone 1 and has a very low risk of flooding.

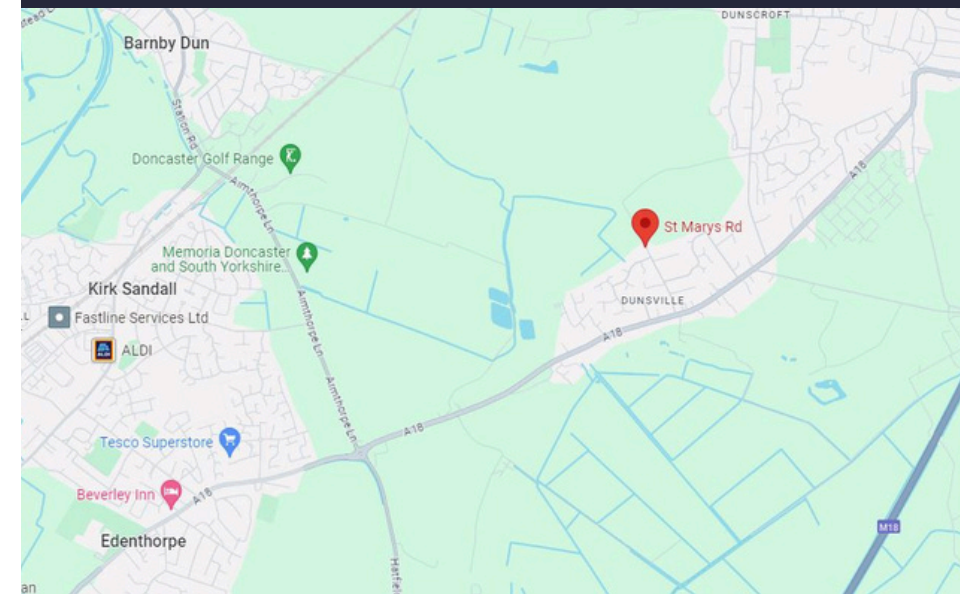
LOCATION

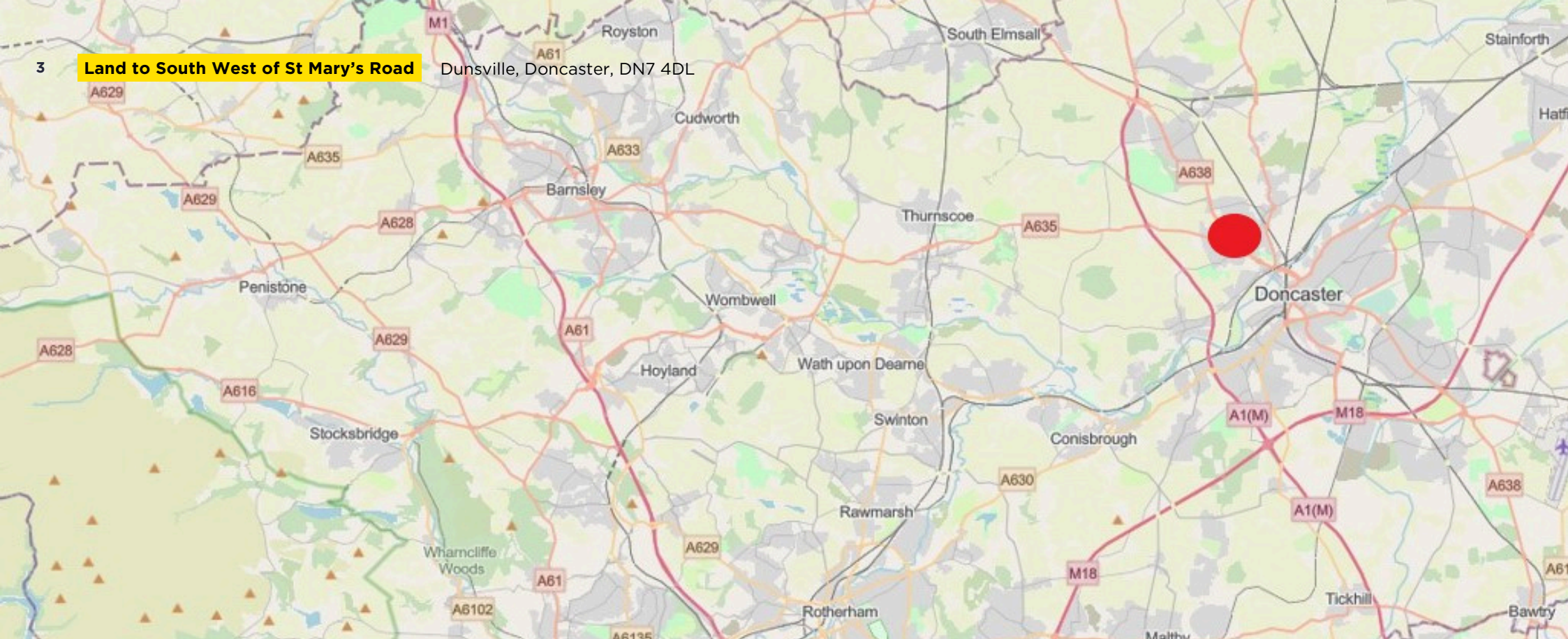
Situated to the west of St Mary's Road, less than 5.5 miles northeast of Doncaster city centre. The parcels also lie 3.2 miles to the north of the junction 4 of the M18. The parcels lie 22 miles northeast of Rotherham, 29 miles to the northeast of Sheffield and 42 miles to the southeast of Leeds.

Doncaster Railway station is located approximately 6.3 miles to the southwest of the site and offers regular services to York, Leeds, London Kings Cross, and Edinburgh. Regular bus services run from the A18; the bus stop is located within close proximity to St Marys Road and provides regular bus services to Doncaster. The nearest airport is Leeds Bradford which is 48 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 sites.

PLANNING

There are no listed buildings on the parcels or in the immediate vicinity of the site. The parcels are not located within a Conservation Area. There are no TPOs on or within the immediate vicinity of the parcels. A review of DEFRA Magic Map shows no other statutory designations, though it is adjacent to a Local Nature Reserve. The parcels are designated as open countryside in the Local Plan. There is no recent planning history.





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Land to South West of St Mary's Road

Dunsville, Doncaster, DN7 4DL

TECHNICAL INFORMATION

No technical reports have been undertaken on the parcels. Land Registry title plans are available to interested parties through a data room via our dedicated website:-

<https://savillsglobal.box.com/v/StMarys-Northern-Dunsville>

TENURE

The parcels are for sale freehold with vacant possession on completion. The parcels are registered under title number SYK179790.

TENANCIES

The parcels are currently let to tenants on a tenancy agreement that will terminate without notice on 30th September 2025.

EXISTING WAYLEAVES, EASTMENTS AND RIGHTS OF WAY

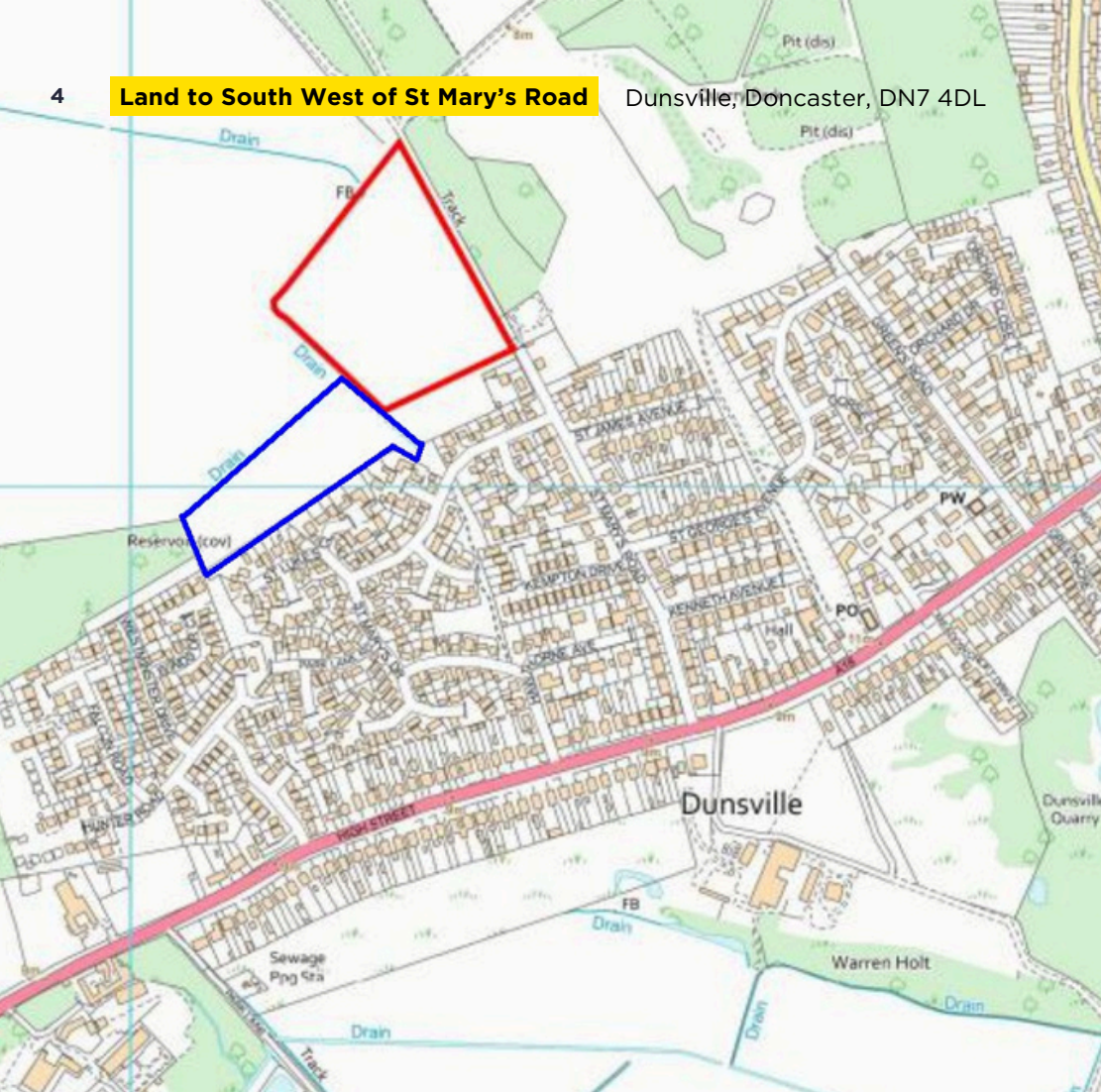
The parcels are to be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

VAT

The vendor reserves the right to charge VAT.

VIEWING

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



IMPORTANT NOTICE

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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.

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METHOD OF SALE & OVERAGE PROVISION

The parcels are offered for sale, Freehold via informal tender, inviting offers on an unconditional basis, for both parcels together or for the parcels separately. 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:

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