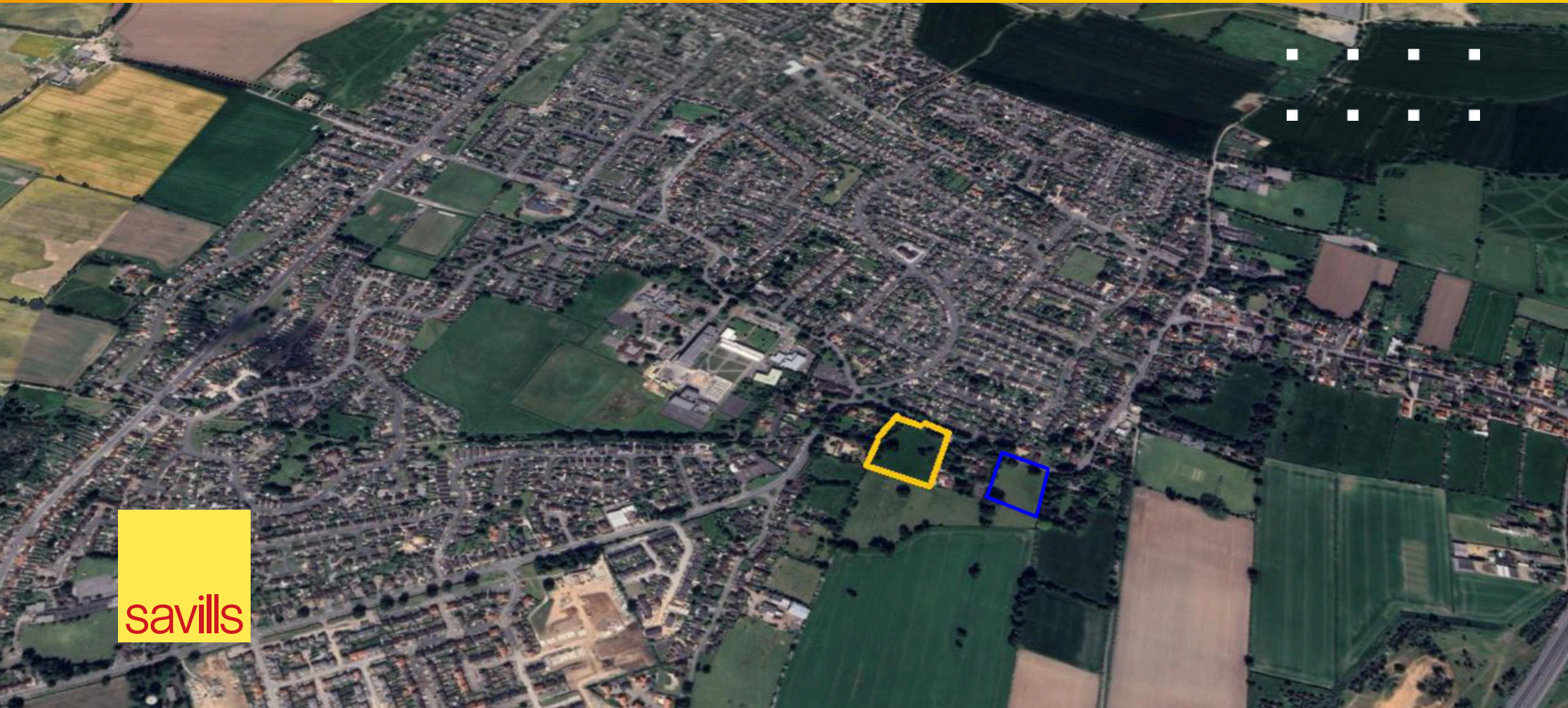
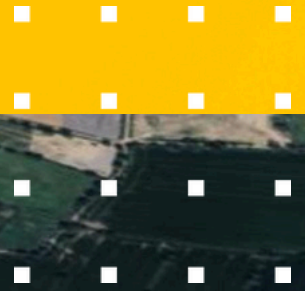


Land on the South Side of Manor Road

(EASTERN AND WESTERN PARCELS), HATFIELD, DONCASTER, SOUTH YORKSHIRE

Land For Sale - STC



KEY HIGHLIGHTS

- Gross area of the eastern parcel extends to approximately 1.84 acres (0.74 hectares).
- Gross area of the western parcel extends to approximately 2.25 acres (0.91 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 eastern and western parcels comprise approximately 1.84 and 2.25 acres respectively and are bound by Manor Road to the north with residential dwellings extending further north. Large residential dwellings also abut the parcels to the east and west, with agricultural fields to the south.

The eastern parcel benefits from an agricultural access off Manor Road. Whilst this is an informal gate and track, this access point could potentially be utilised for future residential development, subject to further highways investigations and approvals.

There is no existing vehicular access to the western parcel. Access could be established from Manor Road at the north, however there is a bus stop located on the northern boundary, which would likely require moving when establishing a point of access. Bidders are asked to undertake their own highways investigations.

The parcels are mostly located in Flood Zone 3 and have some patches at the north at low-high risk of surface water flooding.

LOCATION

Situated to the south of Manor Road, less than 2.5 miles northeast of Doncaster city centre.

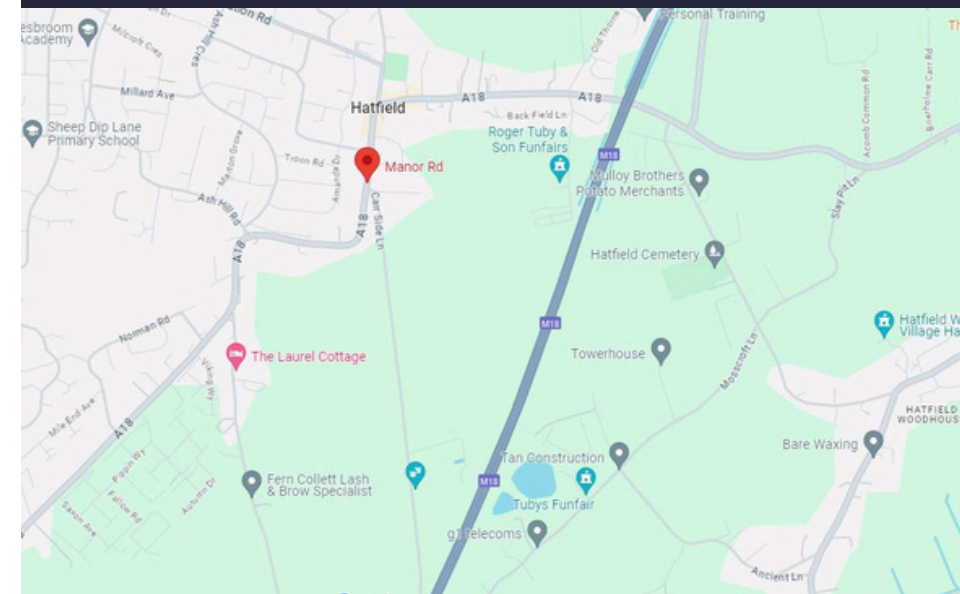
The parcels also lie around 2.7 miles to the southwest of the M18, which is accessed via the B1538.

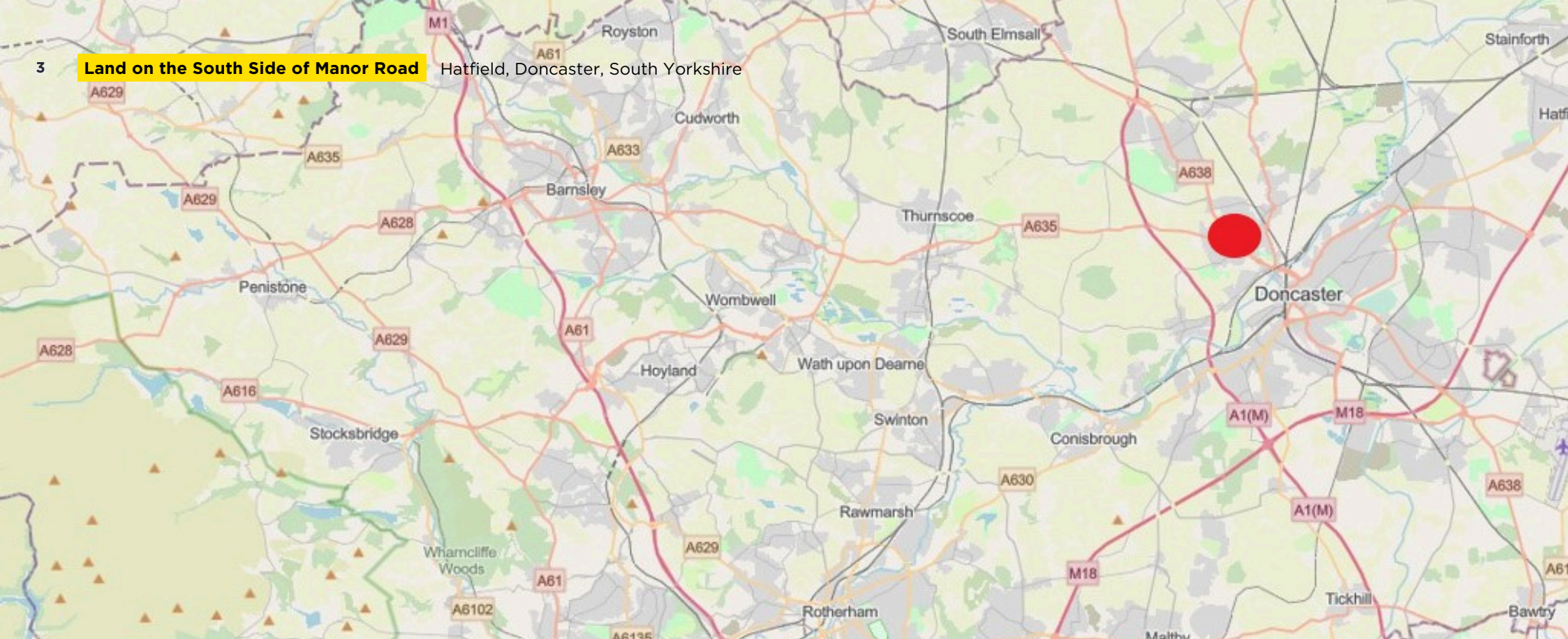
The parcels lie 26 miles northeast of Rotherham, 30 miles to the northeast of Sheffield and 41 miles to the southeast of Leeds.

Doncaster Railway station is located approximately 8.3 miles to the southwest of the parcels and offers regular services to York, Leeds, London Kings Cross, and Edinburgh. Regular bus services run along Manor Road, the bus stop is adjacent to the subject site and provides regular bus services to Doncaster. The nearest airport is Leeds Bradford, which is 47 miles to the northwest. There are plans to reopen Doncaster Airport, with the lease agreement being in the first stage. Doncaster airport is 11.4 miles from the subject site.

PLANNING

The parcels are designated as open countryside in the Local Plan. There is no recent planning history. There are no listed buildings on site; however a cluster of Grade II listed buildings including Bow House (Grade II listed) are located in the immediate vicinity of the site to the north and northeast along Manor Road. The parcels are located within Hatfield – Manor Road Conservation Area and TPO Parkland ref: 74/28/TRDC/01.





3 Land on the South Side of Manor Road

Hatfield, Doncaster, South Yorkshire

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/Manor-Road-Eastern-Hatfield>

TENURE

The parcels are for sale freehold with vacant possession on completion. The parcels are registered under title number SY375635.

TENANCIES

We understand the parcels are currently let to a tenant under an AHA 86 tenancy which gives security of tenure, therefore the parcels will need to be sold with the tenant in situ. Further information on the tenancy can be provided upon request.

EXISTING WAYLEAVES, EASTMENTS AND RIGHTS OF WAY

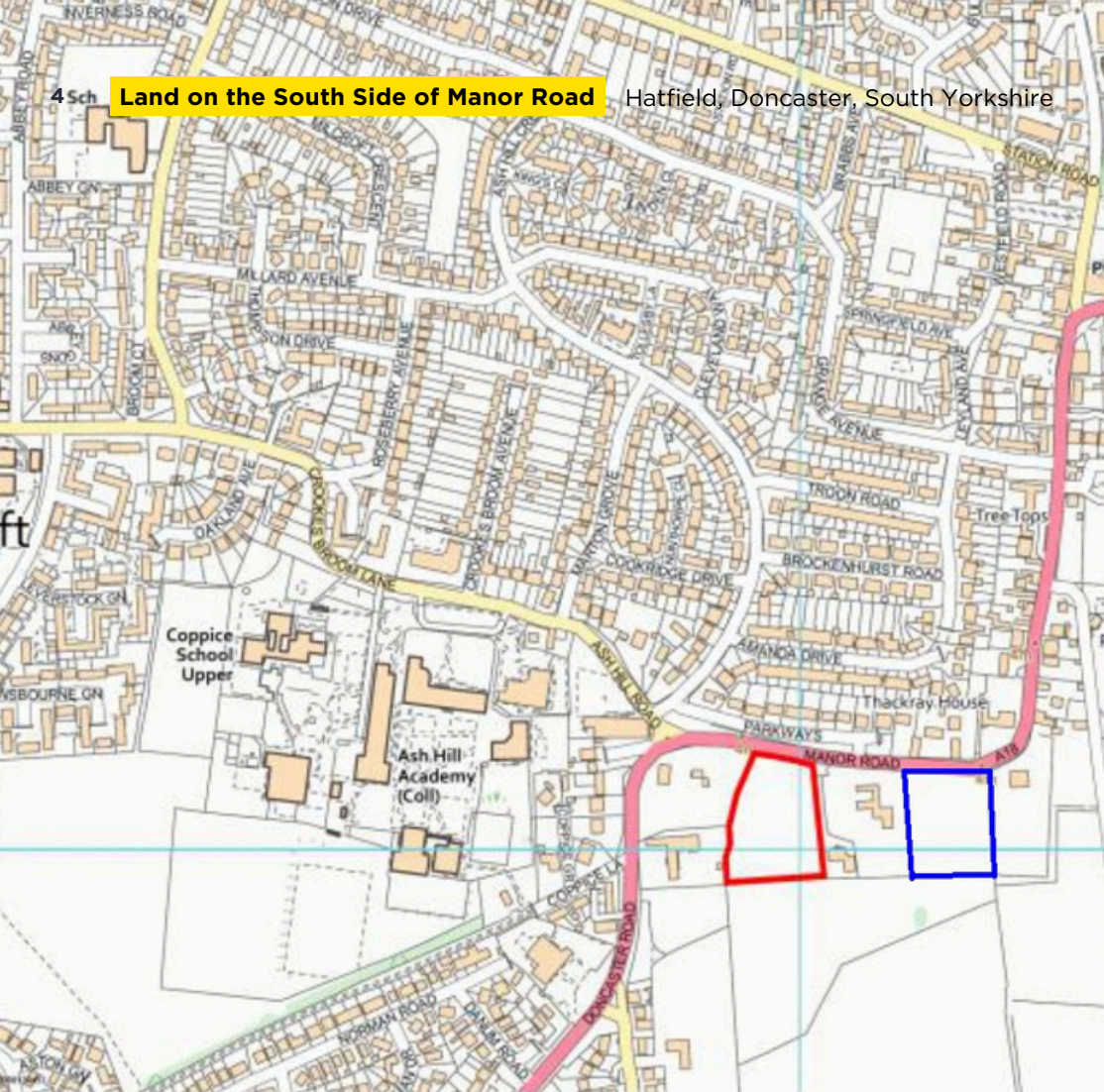
The parcels are to be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

VAT

The vendor reserves the right to charge VAT.

VIEWING

Change to 'Viewing of the parcels can be undertaken from the boundaries of each parcel. Should you wish to walk the internal boundaries of the parcels then please contact Hannah Coleman.



METHOD OF SALE & OVERAGE PROVISION

The parcels are offered for sale, Freehold via informal tender, inviting offers on an unconditional basis, for both sites or separate sites. 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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