

Development Land Off Arksey Lane, Bentley, Doncaster, DN5 0RX

Land
1.40 Acres (0.56 Ha)

For Sale



PPH

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pph-commercial.co.uk

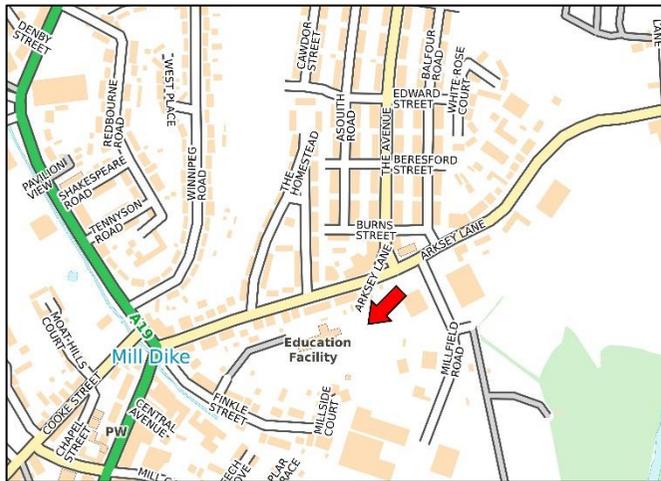
Location

The site is located amongst a mix of residential and commercial uses, off Arksey Lane, Bentley, within walking distance of the High Street, providing a host of local amenities including schools, doctors surgery, shops, café and supermarket. Bentley also benefits from a train station and park & ride, and is approximately 2 miles north of Doncaster city centre and 3 miles from Junction 37 of the A1.

Doncaster is a thriving city in South Yorkshire with a resident population of 310,000, and a catchment of approximately 1.2 million people. Doncaster has a well-connected road network including major motorways M18 and A1, facilitating easy access to nearby cities such as Sheffield, Wakefield, Barnsley and Leeds. The city also boasts Doncaster College and University Campus Doncaster, with over 7,000 higher education students.

Description

A development site of approximately 1.4 Acres (0.56 Ha) suitable for both residential and commercial use.



Summary

- Commercial/Residential Development Site
- Favorable preapplication for Commercial
- Site Area 1.4 Acres (0.56 Ha) approx.
- Outline Planning for 14 residential dwellings
- Planning reference 22/01413/OUTM
- Close to amenities, train station, park and ride
- Suitable for alternative development, STP
- For Sale Freehold

Tenure

The property is available freehold with vacant possession upon completion.

Price

£500,000 freehold.

Residential Planning - Outline planning permission granted for the erection of 14 residential dwellings. Details of the planning permission can be found on the doncaster.gov.uk website under planning reference **22/01413/OUTM**. Further information can be provided on request.

Commercial Planning - A preapplication has been completed with favorable feedback for commercial use.

Accommodation

Residential Plots	Description
1, 2, 3, 4 & 5	Three bedroom link detached with garage and off street parking
6, 7, 8 & 9	Two bedroom apartments with allocated parking.
10, 11 & 12	Two bedroom town houses with allocated parking.
13 & 14	Three bedroom detached properties with garages and off street parking.

Services

We understand mains water, gas, drainage and electricity supplies are all available for connection but not necessarily connected to the site. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility providers to satisfy themselves in this regard.

Anti-Money Laundering (AML)

The successful purchaser will be required to provide the appropriate information assessed by current anti-money laundering regulations when Heads of Terms are agreed.



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Residential



Commercial

