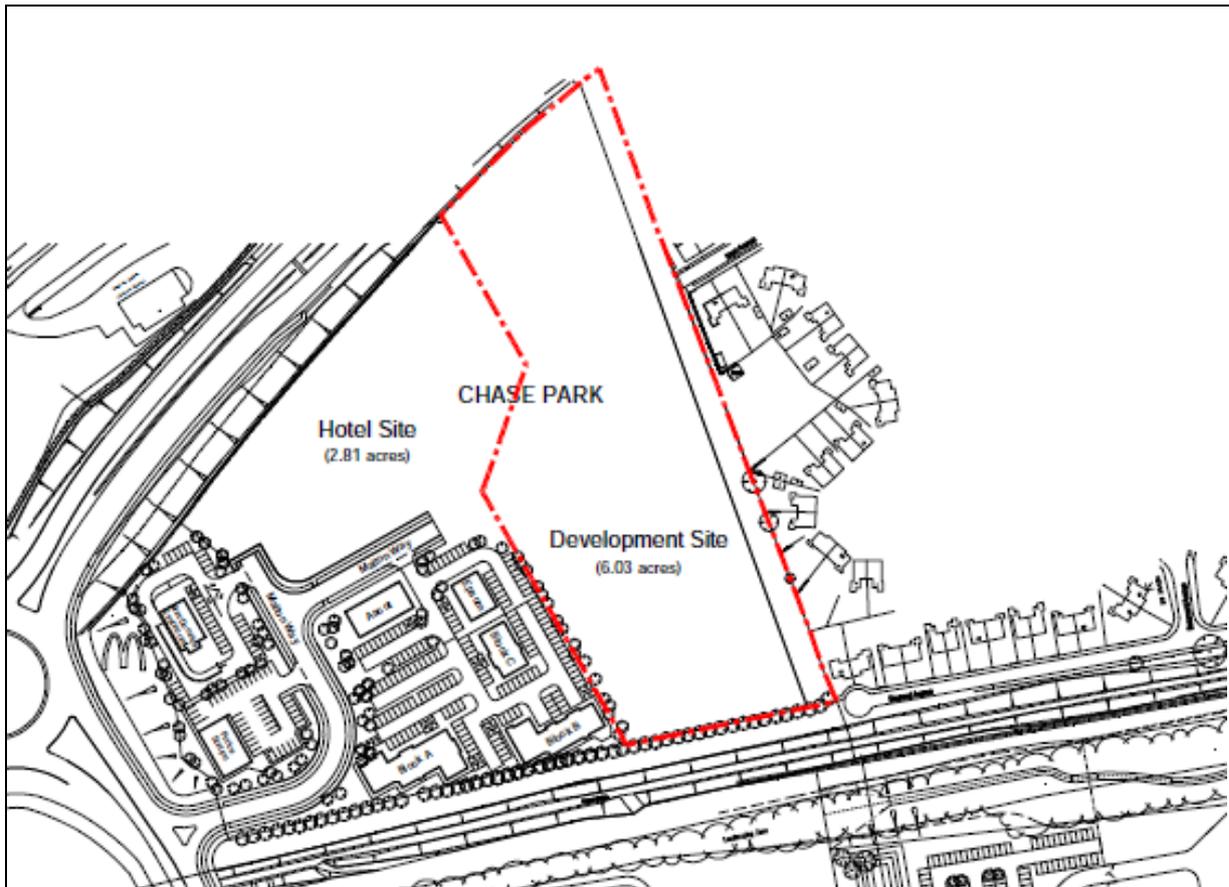


FOR SALE



CHASE PARK / LAWN AVENUE, WOODLANDS, ADWICK-LE-STREET, DONCASTER, DN6

**RESIDENTIAL DEVELOPMENT SITE - APPROX. 6.03 Acres (2.44 HA)
SUBJECT TO OBTAINING PLANNING CONSENT**

LOCATION

The site is located at Woodlands on the fringe of Adwick le Street, a suburb of Doncaster. The site is accessible via Lawn Avenue through The Oval housing estate, off Wakefield Road.

Doncaster is a town in South Yorkshire, and the principal settlement of the Metropolitan Borough of Doncaster.

The site is located approximately 30 miles (48 km) North East of Leeds and 26 miles (41 km) South East of Sheffield. According to the 2011 census, the estimated population of the Metropolitan Borough of Doncaster is approximately 300,000.

The subject site is located adjacent to Redhouse Interchange, a large scale mixed use commercial development by Redhouse Projects Limited.

DESCRIPTION

The freehold site extends to approximately 6.03 acres (2.44 HA).

The site is fairly level in nature and regular in shape.

The site benefits from two access points from Chase Park and Lawn Avenue, and we are informed that the future redevelopment for residential will utilise the Lawn Avenue access.

TOWN PLANNING

We understand that the land has been included within the SHLAA (Strategic Housing Land Availability Assessment) and will benefit from a provisional Allocation in the emerging LDF / UDP for future residential development from May 2013.

The draft Publication Sites and Policies DPD was considered by Full Council in March 2013 and was approved for Publication and Submission. The Publication Version of the Sites and Policies DPD was due to be formally published for consultation in May 2013 (after the elections), following which it would be submitted to the Secretary of State for independent examination by an Inspector.

We have made informal representations with the LPA who have confirmed that their current Affordable Housing Policy is for 26% on-site (mix of Social Rented and Intermediate Ownership) on any residential development over 14 dwellings, and will be subject to negotiation with the LPA.

Interested parties are advised to make contact with the Planning Department at Doncaster Metropolitan Borough Council to discuss their proposals in further detail.

TENURE

The property is available Freehold.

VAT and LEGAL COSTS

We understand that the property has been elected for VAT and therefore VAT will be applicable on the purchase.

Each party will be responsible for their own legal costs incurred in the transaction.

OFFERS

Offers are invited either on an unconditional or conditional basis, subject to planning for residential development.

The property is offered for sale by private treaty, through informal tender via the Sole Selling agents.

VIEWINGS

Any interested party wishing to inspect the site must contact the Sole Selling agents to make the necessary access arrangements.

CONTACT / FURTHER INFORMATION

Please do not hesitate to contact the Sole Selling agents for further information.

Further information can be made available to seriously interested party upon receipt of an expression of interest in writing via email.

James Bielby MRICS

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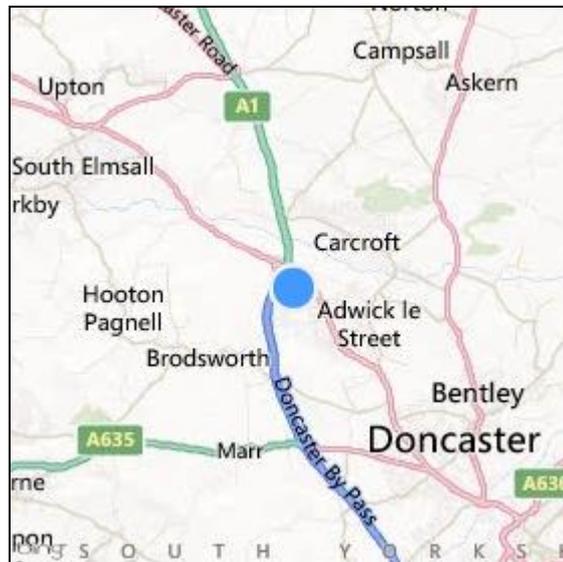
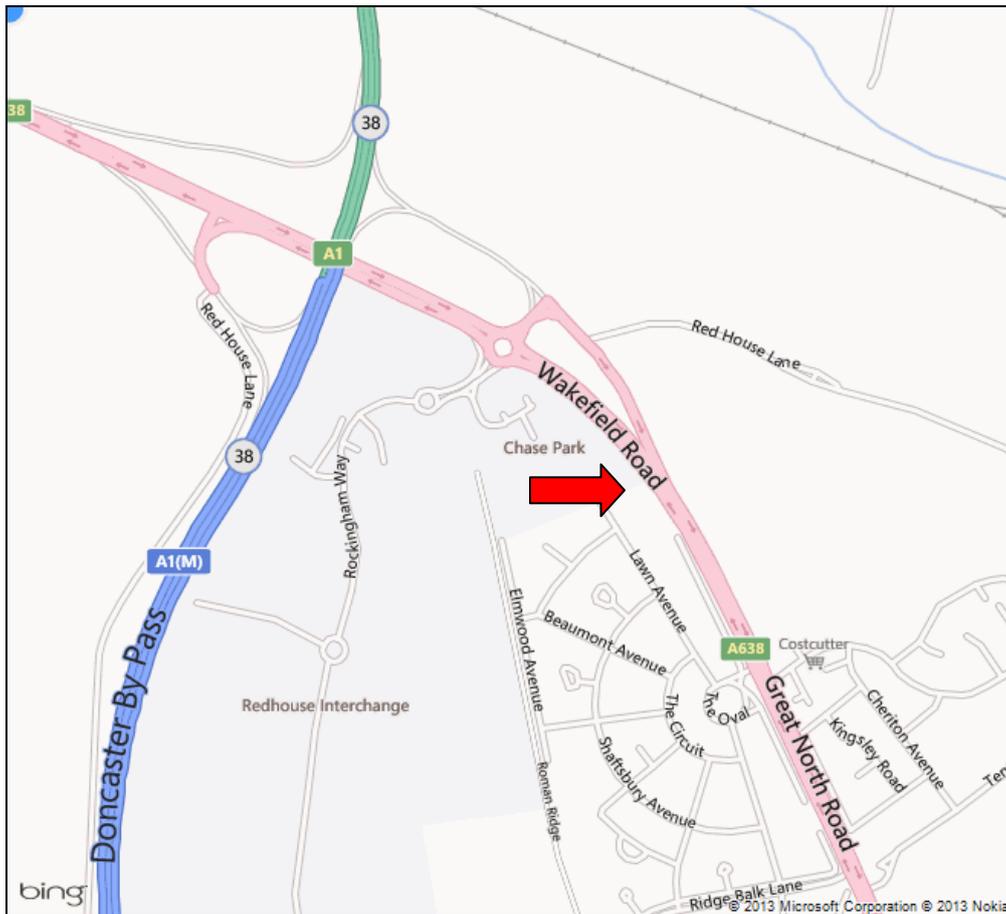
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NB. Approximate red line boundary

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