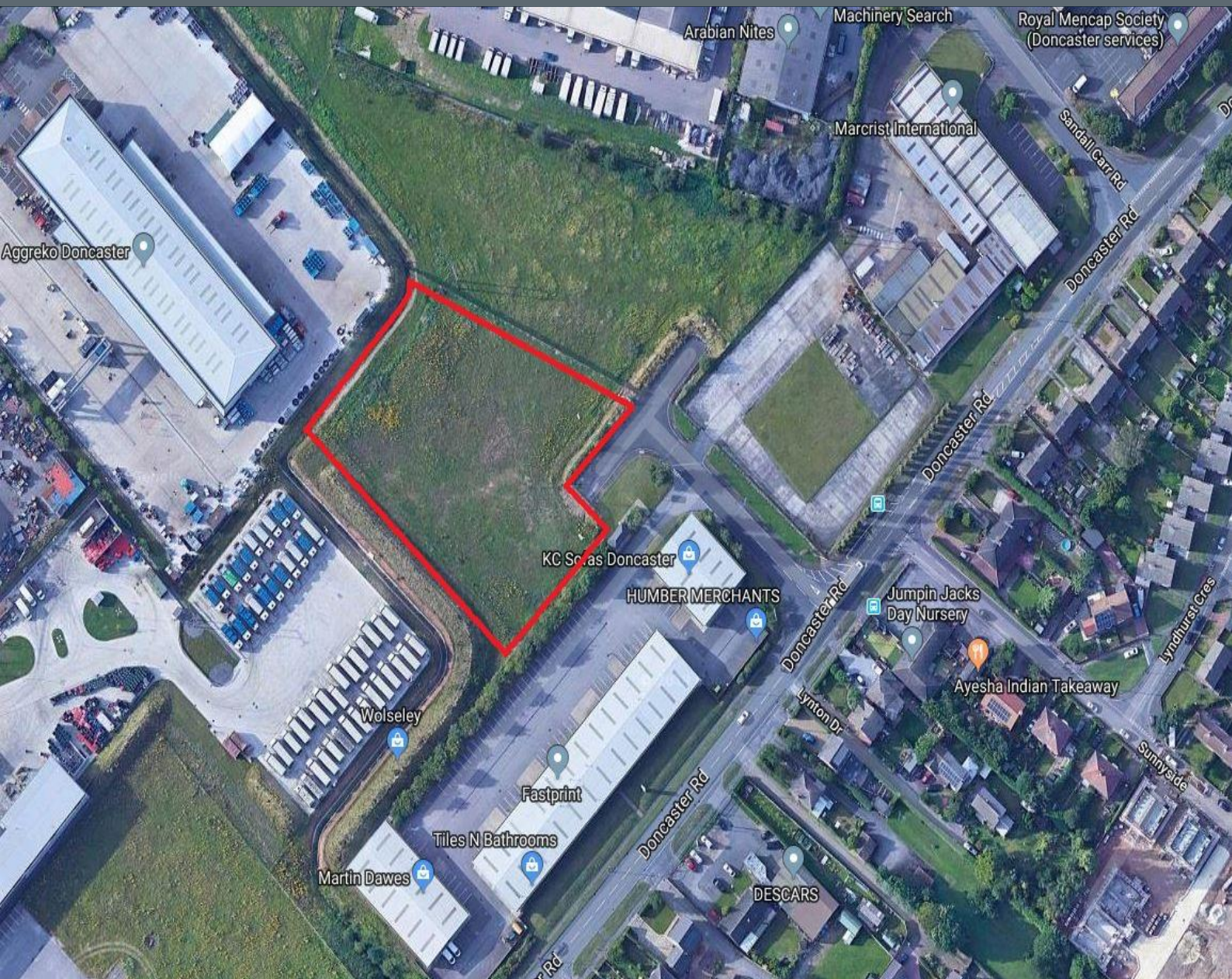


# Doncaster Road Development Site, Doncaster Road Kirk Sandall, Doncaster DN3 2QE

**1.46 Acres** (0.59 Hectares)

- Development site with planning
- B1, B2 & B8 Use Classes
- 15 industrial/warehouse units
- Established industrial location

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## LOCATION

The site is located just off Doncaster Road to the Northwest in Kirk Sandall, approximately 3 miles to the Northeast of Doncaster town centre.

Kirk Sandall is a growing suburb/village with a number of shops, schools, leisure facilities, and pubs and restaurants. Doncaster is located in South Yorkshire approximately 30 miles southeast of Leeds and 25 miles northeast of Sheffield.

The town has fantastic transport links with the station being on the East Coast Mainline, and motorways within easy reach. Junctions 3 and 4 of the M18 provide easy access to the A1(M), M1, M180, and M62 motorways.

## DESCRIPTION

This property comprises an industrial development site which benefits from outline planning for 15 industrial units/warehouses under planning reference 18/00616/FULM.

Planning permission was granted on 30th July 2018 and details a scheme of approximately 15,844 sq. ft across 15 individual units. Planning use granted is for B1, B2 & B8 industrial units. The overall site area extends to approximately 1.462 acres (0.59 hectares).

## PRICE

£375,000

## SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The site is yet to be assessed. For further information please contact the letting agents.

## RATING

The site currently has not been assessed for Business Rates and is unlikely to be until developed. For further information contact Doncaster Metropolitan Borough Council.

## VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

## ACCOMMODATION

**Total 1.46 Acres (0.59 Hectares)**



## INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

Craig Goody MRICS  
Barnsdales - Chartered Surveyors  
Tel: 01302 308 182  
craig@barnsdales.co.uk



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