

**Land off Hurst Lane, Auckley,
Doncaster,
DN9 3HQ**

Prime residential development opportunity

The opportunity.

Outstanding residential development opportunity : Land East of Hurst Land, Auckley, Doncaster DN9 3HQ

A substantial residential development opportunity subject to planning, extending to approximately 34 acres. Designated as a brownfield site, in an extremely sustainable location and with the benefit of land identified for the delivery of a new rail-stop

The site extends to approximately 34.24 acres and offers an excellent opportunity to create a phasable housing development (subject to planning consent) in an established, sustainable residential location in the South Yorkshire village of Auckley.

Key Highlights

- Designated Brownfield site with a sustainability score of ++ Significant Positive Effect.
- Excellent road connections to Doncaster, Sheffield and the wider Motorway network.
- Technical information available on dataroom
- Freehold for sale by informal tender



22 mins

Doncaster to
Sheffield



1 hr 45

Doncaster
to London



15 mins

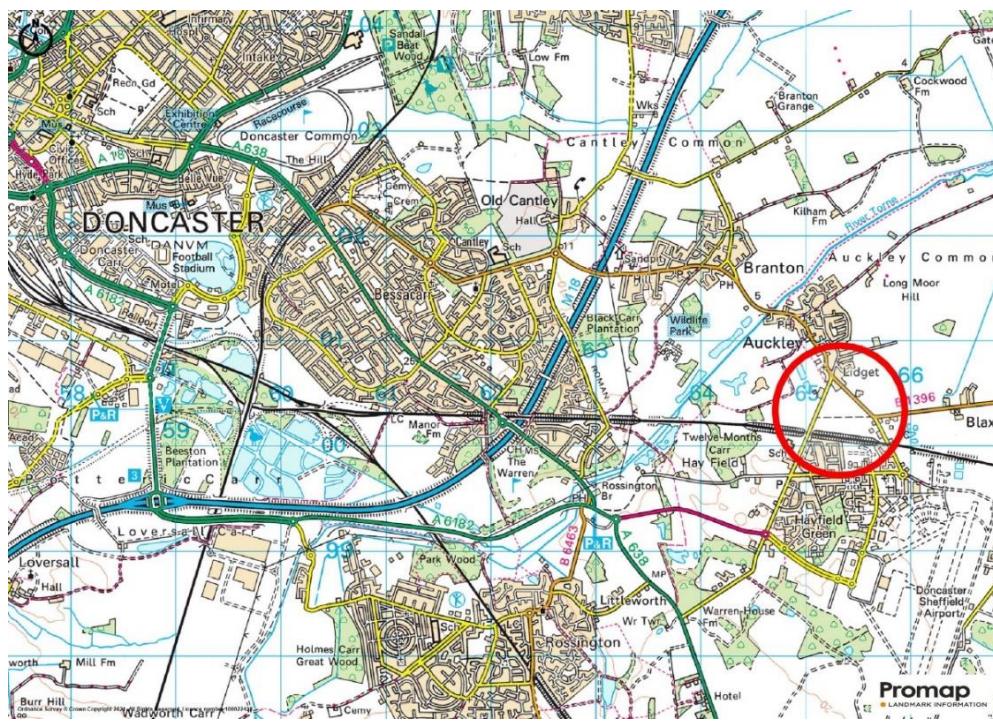
A1 Motorway



15 mins

Doncaster





Location

The land is located in the village of Auckley 5 miles to the southeast of the centre of Doncaster. It benefits from excellent road connections to the A638 Great North Road and beyond to the M18 and A1 Motorway. Giving easy access to Sheffield and Leeds.

There are regular bus services from Hurst Lane which take approximately 30 minutes to reach Doncaster and from which national train services reach Sheffield in 22 minutes, Leeds in 33 minutes and London in 1hr 45m. Doncaster airport is a mile to the south and offers services to an extensive list of European and long-haul destinations.

500 metres from the site is Doncaster New College and Hayfield High School and there are number of further primary and secondary schools close by. A number local convenience retail stores also within walking distance.

Site Description

The site which is approximately 34 acres (13.6 ha) is bounded by Hurst Lane to the west, Mosham Lane to the north and the railway line to the south. It is currently disused open land which slopes gently from around 7.5m AOD in the west to around 4.5m in the east. Several vegetated banks are present, around 1.5 m high.

It has served as sand quarry in the which ceased activity in 1962 with no restoration conditions. A suite of technical information, including an intrusive ground investigation report is available on the dataroom and are generally supportive of residential development.

A small area of land at the southern boundary has also previously been identified within the airport master plan for a new community railway station comprising the northern platform, with a foot bridge over to the main facility on safeguarded land around Field Lane.

The site represents an extensive and deliverable residential development opportunity under single unencumbered ownership.



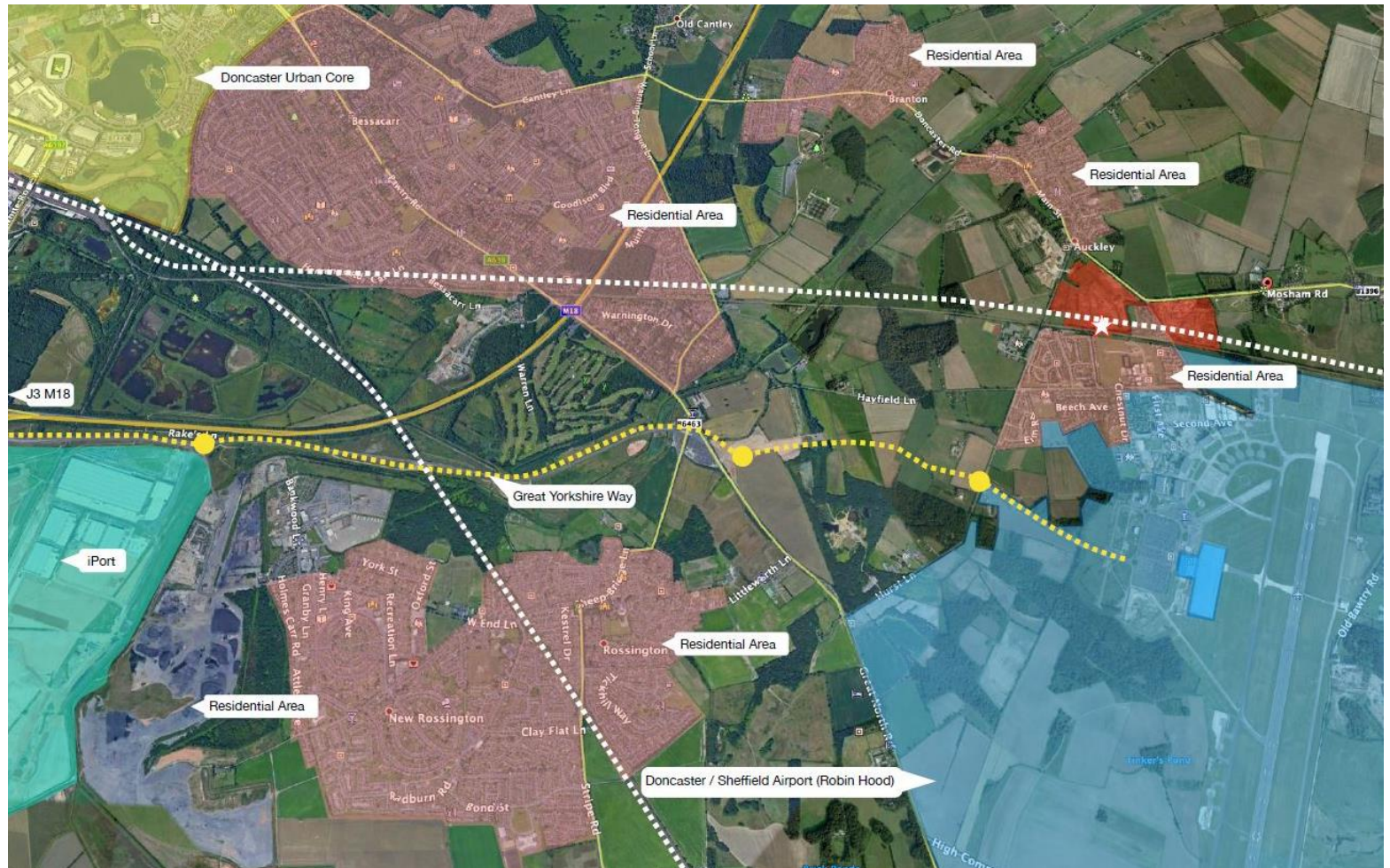
Strategic planning Overview

Land at Hurst lane, represents an extensive opportunity to develop a highly sustainable site, utilising previously developed land, which will increase the supply of allocations from brownfield land, in accordance with the National Planning Policy Framework and from the current figure of 41% of allocated land within the draft local plan. It will also minimise the need for Green Belt release in other locations and builds upon the employment opportunities created by the airport to support the future sustainability of existing settlements.

The site has recently been re-allocated as brownfield land following successful legal representations by the vendor and now has the highest score in the Local Authority's amended Sustainability Appraisal which describes the site as a brownfield urban extension. Making this an excellent opportunity for continued promotion and future residential development.

It is identified within the Doncaster Sheffield Airport Masterplan as an area for future housing delivery and is considered that it can play an important role in delivering Local Plan objectives in this regard.

Detailed information of the representations made to date can be found on the data room, access to which can be made upon request



Site location & Context

Further information.

Method of Sale

The opportunity is being made available for sale via informal tender and offers are invited for the freehold interest

VAT

VAT will be applicable at the prevailing rates and payable accordingly.

Legal Fees

Each party responsible for their own legal costs.

Services

Interested parties should make their own enquiries regarding services to the site.

Viewings

The site can be accessed from the public highway. Prospective purchasers should be aware that inspections are made entirely at their own risk and neither the Vendor nor their Agent accept liability.

Tenure

The site is being sold Freehold and full title documents can be found in the dataroom.

Further Information

Further information including technical pack, planning details and title information is made available via a dedicated online dataroom, login details for which can be made available upon request.

Bid Timescales

Timescales for offers along with further information will be provided to interested parties in due course.

Contact us.

Tim Mather

T: +44 113 297 1840

tim.mather@knightfrank.com

Tearle Phelan

T: +44 114 241 3913

tearle.phelan@knightfrank.com

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