
EXCELLENT RESIDENTIAL DEVELOPMENT OPPORTUNITY WITH AN ALLOCATION FOR HOUSING



FOR SALE

**DEVELOPMENT SITE AT MANOR FARM, OFF BAWTRY
ROAD (A638), BESSACARR, DONCASTER DN4 7NY**

Approximately 16.06 Acres (6.5 HA) Total Site Area

LOCATION

Bessacarr is a highly sought after and desirable suburb, located on the south-east edge of Doncaster in South Yorkshire.

Doncaster is located immediately to the east of the A1(M) at its junction with the M18, the latter providing access to the M1 at Sheffield and the national motorway network.

The M18 links with the M62, M180 and the east coast ports. Junction 3 of the M18 motorway lies 1 mile to the south.

DESCRIPTION

The subject site / opportunity comprises two parcels of land within a much larger development site, originally known as Manor Farm, the two plots being situated at the most northerly part of the site.

The overall site is now known as Warren Park and the remainder of the site has been acquired and is being developed out by Persimmon Homes.

The site comprises two subdivided plots of land totalling 16.06 Acres (6.5 HA) on a gross basis.

The plots are both accessible from Cammidge Way, which is the newly created spine road in to the Warren Park development.

The land is offered to the market as a whole, it is sub-divided in to two distinct plots by roads and pathways, as shown on the site included plan, the individual plot areas are as follows:

- Plot 1 (large site) - 14.78 Acres (5.98 HA)
- Plot 2 (small site) - 1.28 Acres (0.52 HA)

Therefore, comprising a total overall site area equating to 16.06 Acres (6.5 HA).

The subject plots were originally allocated for commercial, senior living retirement village / care and retail development within the comprehensive overall masterplan and redevelopment; however, the land is now allocated for residential housing in the adopted Local Plan.

TOWN PLANNING

The site is located within the administrative boundaries of Doncaster Council.

The site has a detailed planning history and benefits from planning permission this being Outline permission for mixed use development of housing, retirement village employment, education and retail uses, ancillary amenities and public open spaces including associated landscaping and means of access on approx. 70.07 HA of land.

The overall site now benefits from an Allocation for Housing under Doncaster Council's Local Plan – Allocation Site Reference MUA08.

The site is therefore suitable for residential development on all, offering a developer a natural phasing opportunity across the two plots.

It is thought that an approximate density of circa 150 units would be applicable for the larger most northern portion of the site and for circa 13-15 units on the site situated to the south of Cammidge Way.

A higher density may be possible, subject to design and layout.

TENURE

The property is available Freehold, and we understand there are two applicable live titles - Title No: SYK45386 and SYK295102.

These are the titles for the balance of the vendor's interest at this site, please be aware this was the master title number from which land has previously been sold off.

The site will be sold with Vacant Possession.

VAT and LEGAL COSTS

The site is not elected for VAT and therefore VAT will not be chargeable on the sales consideration.

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

OFFERS

The property is offered for sale via informal tender, through the sole selling agents.

The site is available to purchase on a conditional subject to planning basis.

Interested parties are invited to offer for the whole site or for the individual plots, although the preference is to dispose of the whole site comprising of the two parcels.

A pro-forma offer document will be issued to all parties prior to the offers date (likely offers date anticipated to be mid-July 2023).

Subject to Contract

VIEWINGS

We will be holding a viewing day for interested parties to meet the agent and walk the site on Tuesday 23rd May between 10.00 am and 2.30pm. Please confirm your preferred time to attend.

TECHNICAL INFORMATION

A full technical information pack including some historical site surveys will be made available via a data room. Access will be

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provided to all interested parties upon request, via the vendors lawyers.

An email to james@bielbyassociates.co.uk confirming in principle interest is required before log in details will to be issued for the data room.

CONTACT

Please do not hesitate to contact the sole selling agent for further information or to discuss the site and opportunity in further detail.

James Bielby MRICS

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Planning Contact:

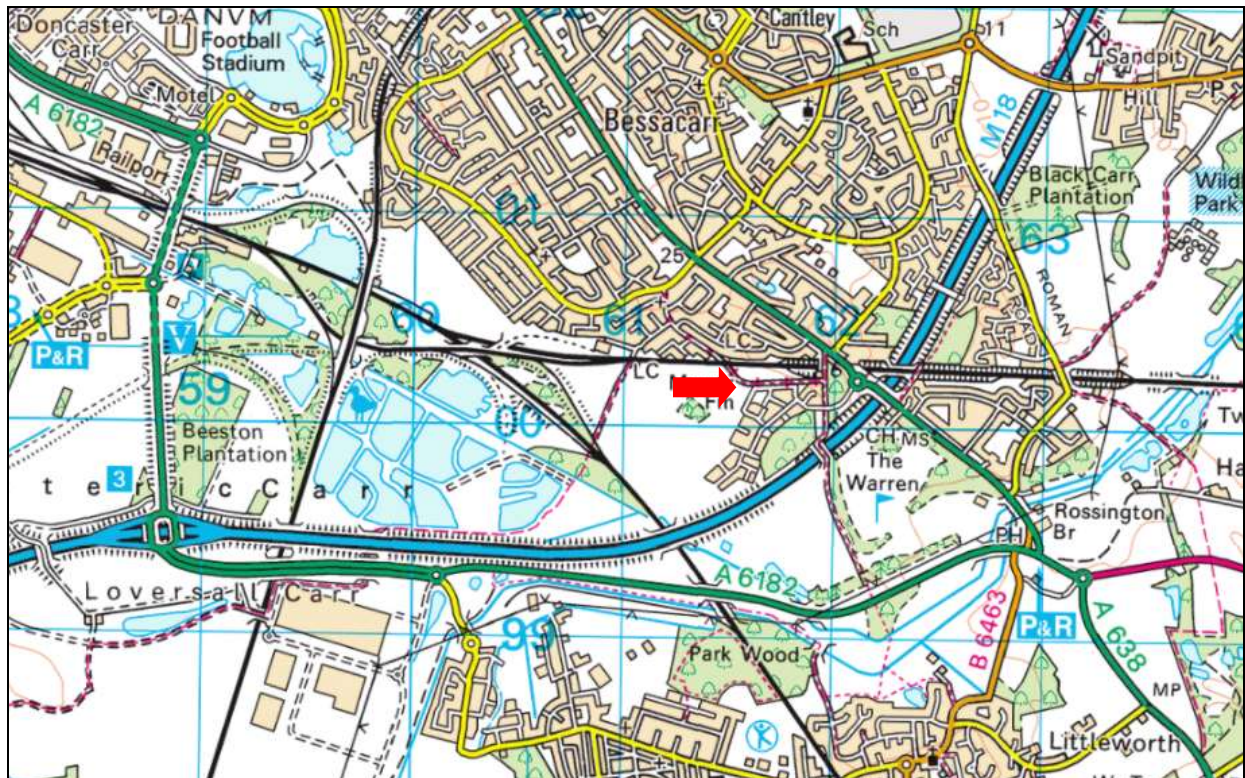
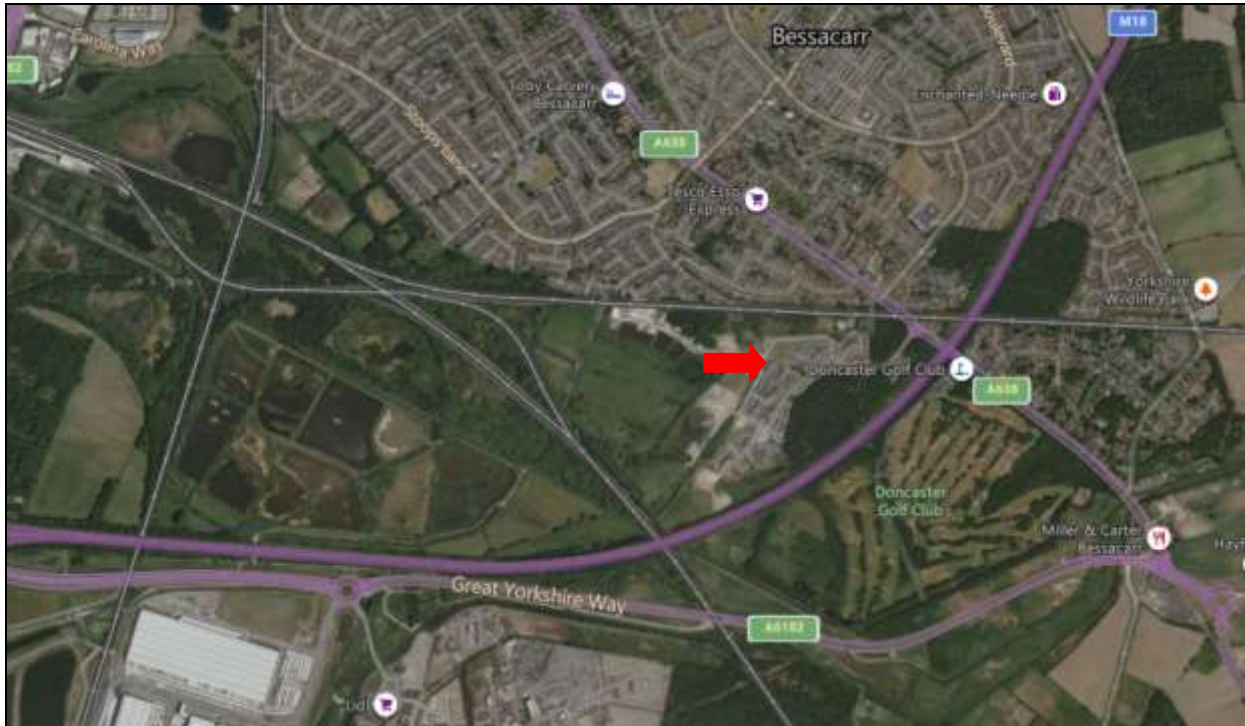
For any planning queries please do not hesitate to contact Andy Rose at Spawforths. Spawforths have been involved with the site for several years and will be able to assist with any technical planning queries.

andrew.rose@spawforths.co.uk / 01924 873873



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