FOR SALE
3.46 ACRE DEVELOPMENT SITE
Watch House Lane, Doncaster DN5 9RL

LOCATION

The site is located around 2 miles to the north west of Doncaster Town Centre. It is prominently positioned fronting Watch House Lane, approximately ¼ of a mile to the east of the junction with the A638 York Road, one of the main arterial routes from the town centre to the A1(M). The site is situated in the Bentley area of the town which is largely residential in nature.
GROUND CONDITIONS

The Vendor has undertaken Phase I and Phase II site investigation surveys, which have identified localised contamination on the site. The vendor will remediate the site prior to completion of a transaction. Any purchaser can view the Phase I & II site investigation surveys on the JLL Box Net site.

PLANNING

The site was previously the subject of detailed discussions with Doncaster Metropolitan Borough Council Planning Department in respect of a change of use to residential. These discussions were well received and as such we expect the site to be developed for residential uses, subject to obtaining the necessary consents. Any purchaser should discuss development proposals direct with Doncaster MBC Planning Department and satisfy themselves in respect of potential future uses.

FURTHER INFORMATION

Further information including environmental, title and other technical details can be found on the JLL Box Net site. For access to the information or any other matter relating to the site, please contact:

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DESCRIPTION

The site comprises a triangular plot of land extending to 3.46 acres with extensive frontage to Watch House Lane. There is an existing access from Watch House Lane and a secondary access from Fairfield Road. The site has been cleared of all buildings in preparation for development.