

FORMER ASKERN YOUTH CLUB, SELBY ROAD, ASKERN, DONCASTER, DN6 0ER

RESIDENTIAL DEVELOPMENT SITE 0.31 Hectares (0.77 acres)



pph-commercial.co.uk



LOCATION

The property is situated at the junction of the A19 and Campsall Road to the North of Askern town centre.

The Co-Operative supermarket and town centre shopping facilities /amenities and services are all within short walking distance.

The A19 provides easy access to Doncaster town centre, (8 miles to the South) and Junction 34 of the M62 (5 miles to the North) which in turn opens up the rest of the regions extensive motorway network.

DESCRIPTION

The property comprises the former Askern Youth Club premises and occupy a broadly level and triangular shape site measuring 0.31 hectares (0.77 acres) or thereabouts.

ACCOMMODATION

The site was granted outline planning consent under Ref: 15/01706/OUT on the 16 June 2016 for the erection of 16 dwelling units following demolition of the existing building.

The proposed scheme includes a mix of 2-bedroom apartments, 2-bedroom semi-detached units, a block of 3-bedroom terraced units and a 5-bedroom detached house.

The planning consent is subject to a Section 106 Agreement, the principal terms of which are follows:

1. A commuted sum payment of £8,500 is to be paid to Doncaster MBC for the off-site provision of public open space.
2. If 15 or more dwellings are to be constructed on the site, then no development shall take place until a scheme for the provision of affordable housing has been approved by Doncaster MBC.

Copies of the Outline Planning Consent and the Section 106 Agreement can be made available to interested parties upon request.

Further information is available from the local Planning Authority at Doncaster MBC or alternatively via the on line planning portal at www.doncaster.gov.uk

SUMMARY

- Outline planning permission granted for 16 residential units
- Site area 0.31 hectares (0.77 acres) approx.
- Excellent edge of Askern opportunity within short walking distance of supermarket and town centre shops/amenities
- Frontage to the A19 within 5 miles of Junction 34 of the M62
- Doncaster town centre, 8 miles approx. to the South
- Offered freehold with full vacant possession

TERMS

The premises are offered for sale on a freehold basis with full vacant possession on completion.

PRICE

Offers are invited from interested parties.

SERVICES

Whilst we understand that all mains services are connected to the existing building, it is the responsibility of interested parties to ascertain whether the services are of sufficient quality and capacity for their own particular requirements.

The mention of any appliances and/or services within these lettings/sales particulars does not imply they are in full and efficient working order.

CONTACTS



Ian Brooks

01302 640352

07872 033732

ian.brooks@pph-commercial.co.uk



Charles Watson

01302 640350

07741 264698

charles.watson@pph-commercial.co.uk

Date: **November 2017** File Ref: **11706/1**

PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

PPH Commercial Limited for themselves and for their clients of this property, give notice that: (i) these particulars are a general outline only and do not constitute the whole or any part of an offer or contract; (ii) PPH Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use or other details contained herein. Prospective purchasers or tenants must satisfy themselves as to their accuracy; (iii) no employee of PPH Commercial Limited has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (iv) rents or prices quoted in these particulars may be subject to VAT in addition.



First Floor, Richmond House
Sidings Court
Doncaster DN4 5JH
01302 341041
pph-commercial.co.uk

