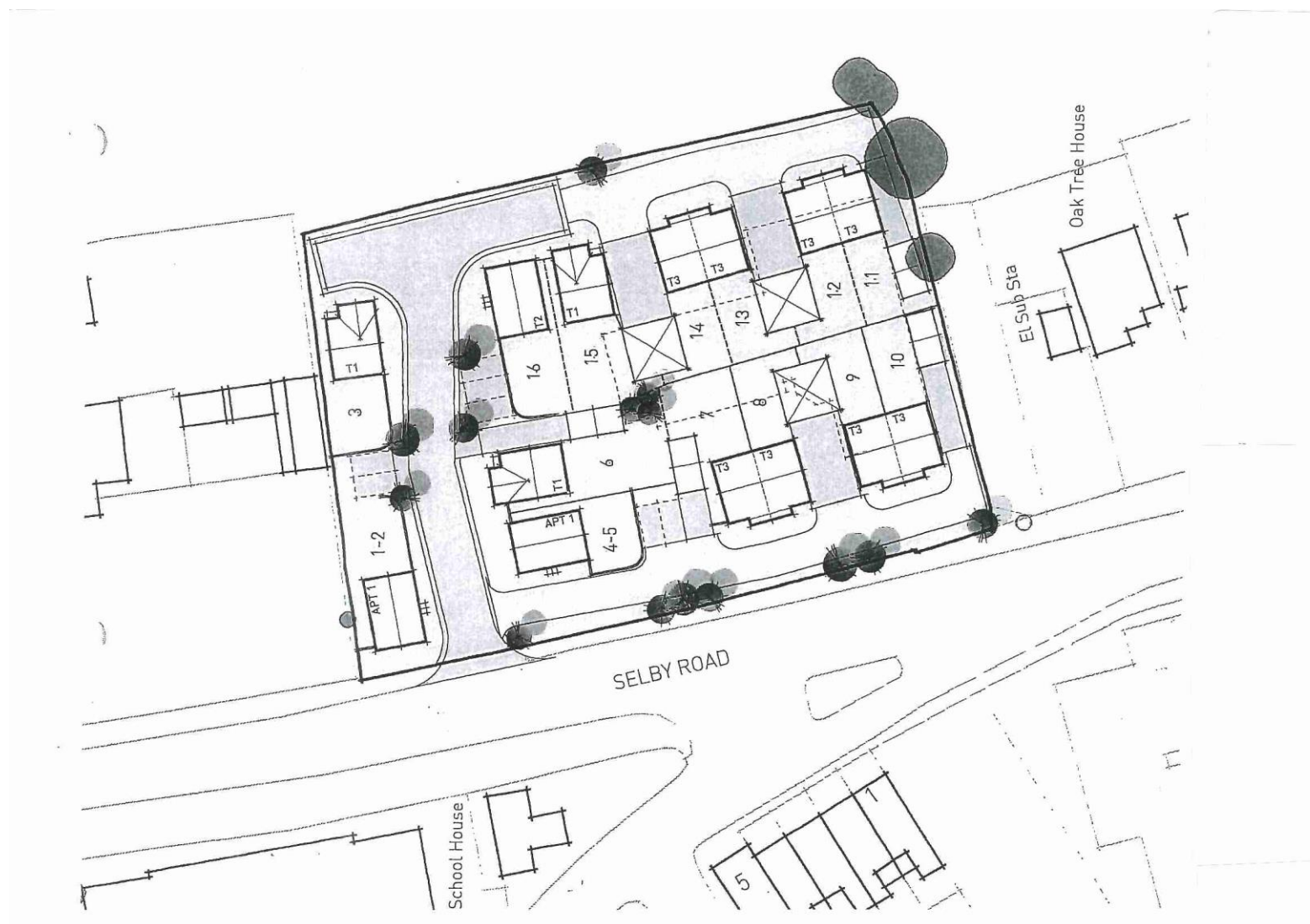


# PREMIER HOUSE SITE, SELBY ROAD, ASKERN, DONCASTER DN6 0EP

RESIDENTIAL DEVELOPMENT SITE 0.4 hectares (1.0 acres approx)



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## LOCATION

The property lies to the Northern edge of Askern, close to a Co-op supermarket and fronting the A19.

Askern is a former mining town lying approximately 8 miles to the North of Doncaster with local amenities, services and shopping facilities all within easy walking distance.

The A19 provides access to Junction 34 of the M62, approximately 5 miles to the North of the site.

## DESCRIPTION

The property currently comprises a detached, single storey building currently used as a showroom with ancillary offices/workshops on a level and rectangular plot of land.

The site area measures 0.4 hectares (1.0 acre) approx.

## PLANNING

Outline planning consent for residential development following demolition of existing buildings was granted on 20 June 2016 subject to Section 106 Agreement.

The approved scheme shows 16 units with a mix of 1 bedroom apartments/3 bedroom detached houses/3 bed-room semi-detached houses and 5 bedroom detached house.

The principle terms of the Section 106 Agreement are as follows.

1. A commuted sum of £11,500 is to be paid to the Council for the provision of off-site public open space
2. If more than 15 dwelling units are constructed on the site, a scheme for the provision of affordable housing is to be approved by the Council

Copies of the outline planning consent, the Section 106 Agreement and Acoustic Reports can be provided to interested parties on request.

Further information is available from the Local Planning Authority at Doncaster MBC or alternatively on line by the planning portal at [www.doncaster.gov.uk](http://www.doncaster.gov.uk)

## SUMMARY

- Existing showroom with substantial yard measuring 5865 sq ft (544.86 sq m) approx.
- Outline planning permission for residential development
- Site area 0.4 hectares (1.0 acre) approx. granted in June 2016
- Excellent edge of Askern opportunity close to supermarkets and town centre shops
- Approval for 16 unit scheme with mix of detached/semi-detached/apartments

## TERMS

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



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File Ref: 11704/1

#### PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

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