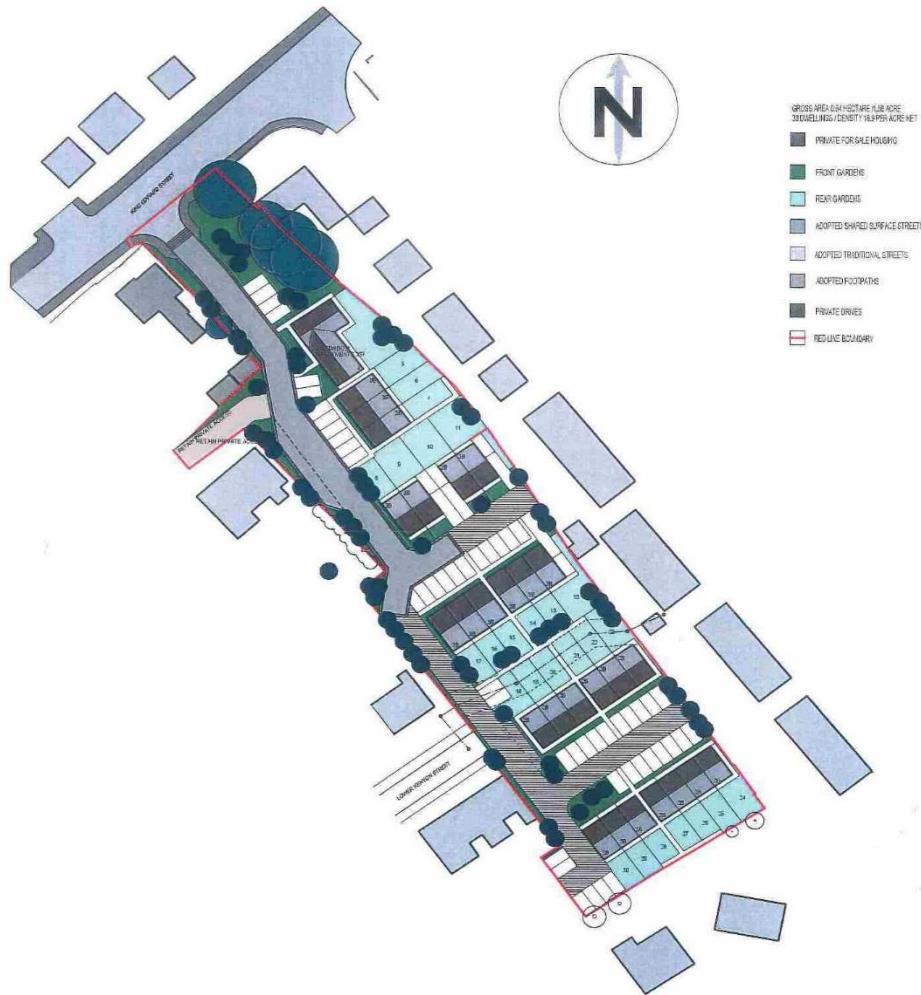


# THORNE CORONATION CLUB SITE, KING EDWARD ROAD, THORNE, DONCASTER, DN8 4BU

**RESIDENTIAL DEVELOPMENT SITE FOR SALE - 0.64 hectares (1.58 acres) APPROX.**



## LOCATION

The property has a frontage to King Edward Road with secondary access from Lower Kenyon Street to the North of Thorne town centre in a largely residential neighbourhood.

The site is a short walking distance from the full range of amenities and services provided in Thorne town centre together with convenience stores to the King Edward Road corridor.

Junction 6 of the M18 is within 2 miles and in turn provides access to the regions extensive motorway network including the M1/A1(M)/M180/M62 providing connection to the major employment centres of the North/Midlands.

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## DESCRIPTION

The property comprises a broadly level and rectangular shaped site following the recent demolition of the Thorne Coronation Club.

The site area extends to 0.64 hectares (1.58 acres) approx.

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## SUMMARY

- \* Outline planning application to be submitted for a 30 unit residential development (2018)
- \* Site area 0.64 hectares (1.58 acres) approx.
- \* Excellent edge of Thorne opportunity within easy distance of supermarkets and town centre shops/amenities
- \* Easy access to Junction 6 of the M18 (2 miles)
- \* Offered freehold with full vacant possession on completion

## PLANNING

Outline planning permission was awarded under Ref: 12/00858/OUT in April 2015 for a 23 unit residential development comprising 14 two-bed terraced houses, 1 two-bed semi-detached house and 8 two-bed apartments. The application was subsequently disposed of due to non completion of the Section 106 Agreement.

A new outline planning application is shortly to be presented to the Local Planning Authority for a 30 unit residential scheme comprising 13 2-bed dwellings, 13 3-bed dwellings and 4 2-bed apartments.

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## TERMS

The site is available for sale on a freehold basis with full vacant possession on completion.

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## PRICE

The site is available at an asking price of £750,000.

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## SERVICES

Whilst it is understood that all mains services are available close to site boundaries, it is the responsibility of interested parties to ascertain whether such 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.*

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## LEGAL COSTS

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

## CONTACTS



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Date: **August 2018**

File Ref: **12904**



### PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

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