



**Longlands Lane, Brodsworth,  
Doncaster, DN5 7XB**

Industrial Development Site For Sale  
6.2 ha/15.26 acres approx.





## Summary

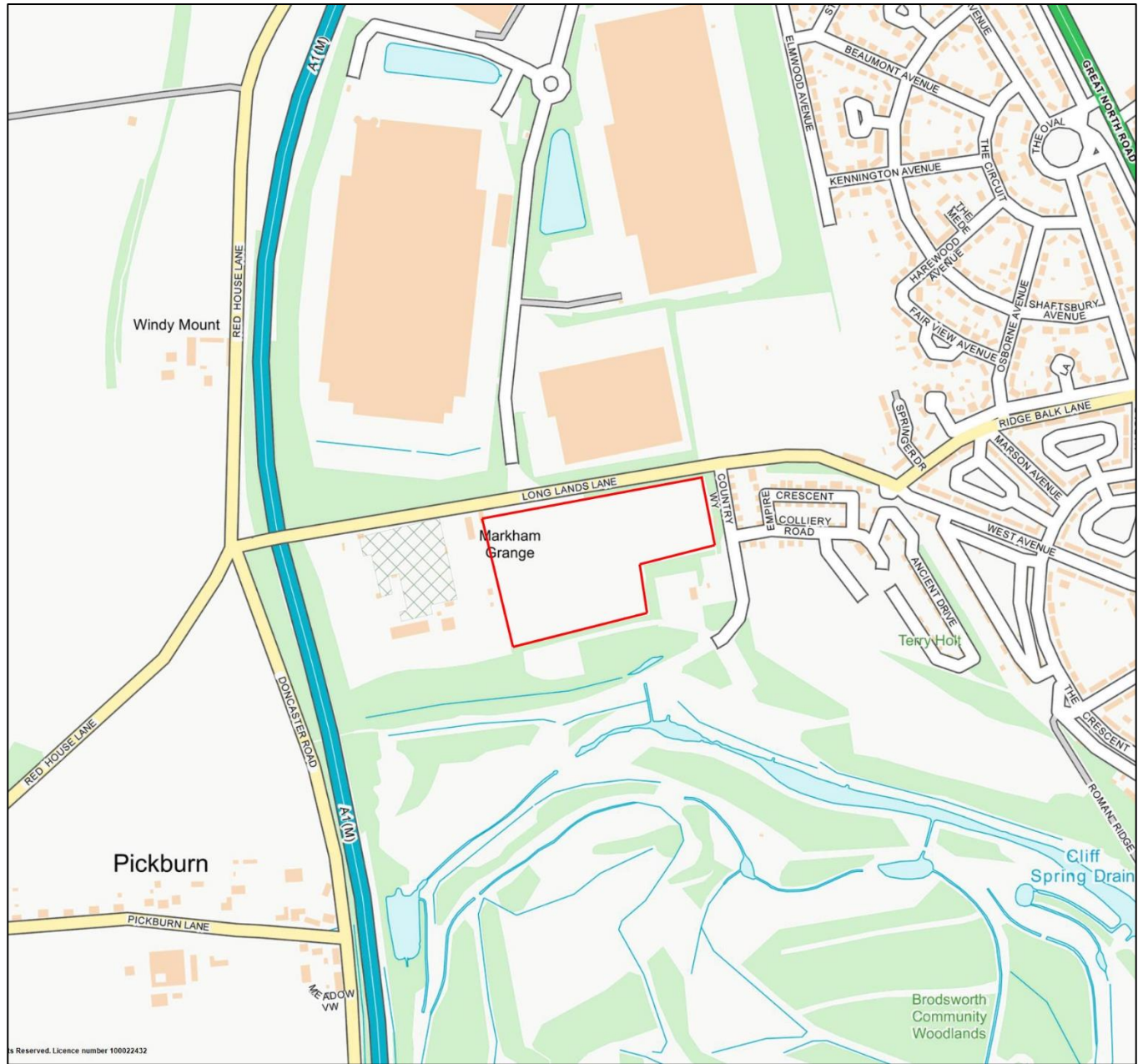
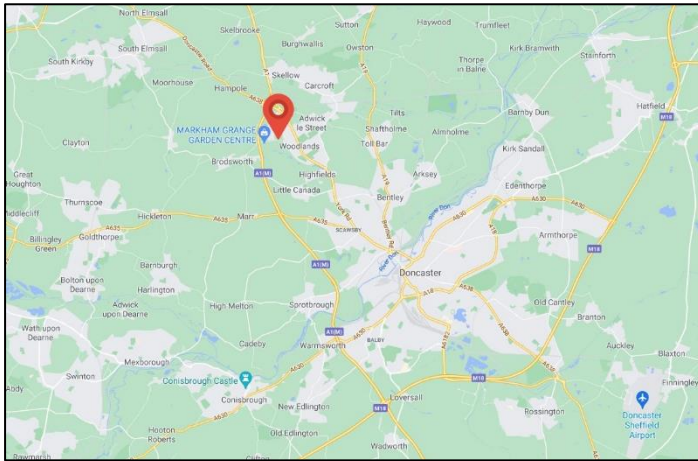
- Industrial Development Site
- Total site area 6.2 ha (15.26 acres)
- Allocated in the Doncaster Local Plan newly adopted on 23<sup>rd</sup> September 2021 for Employment Uses
- Offers Invited for Freehold Interest

## Location

The site has a frontage to Longlands Lane immediately to the south of the Redhouse Interchange approximately 5 miles to the north west of Doncaster town centre and within 1 mile of Junction 38 of the A1(M) motorway.

Redhouse Interchange is one of the regions premier distribution locations providing over 2,000,000 sq ft of warehouse space occupied by companies including Next, Asda, B&Q. Mawdsley Group and Wincanton.

Longlands Lane leads into Ridge Balk Lane which in turn provides ready access to the A638 Great North Road and thereafter Junction 38 of the A1(M).



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## Description

The site is currently used as arable farmland and has a gross area of 6.2 ha (15.26 acres) approx.

The land is bordered by Markham Grange Nurseries to the west, the Skylark Grange housing development to the east and the Brodsworth Country Park to the south.

In general the site is of rectangular shape and broadly level topography with long boundaries of 320m and 200m with 85m x 110m indentation to the south east corner.

## Terms

Offers for the freehold interest, either conditional or unconditional on planning, are invited for consideration.



## Planning

The site is allocated in the Doncaster Local Plan which was newly adopted on 23<sup>rd</sup> September 2021 for Employment Uses.

## Services

We understand that all main services are available in Longlands Lane although interested parties should make their own enquiries of service providers with regards the location and capacity of the existing infrastructure.

A gas governor site and electricity sub station are located to the immediate south east boundary of the land.



## Further Information

The site can be inspected without prior appointment.

## Contacts

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Date: **August 2021** File Ref: **14858**



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