

FOR SALE

STRATEGIC DEVELOPMENT LAND

ADWICK UPON DEARNE, DONCASTER



Boundaries are indicative and for identification purposes only.

LOCATION

The site is located to the north of the village of Adwick-upon-Dearne equidistant between Doncaster and Barnsley

Access can be gained from Bolton Road (B6098) on the western boundary or Harlington Road on the eastern boundary.

Bolton Road links directly with Manvers Way, a main arterial route through the Dearne Valley. Junction 36 of the A1(M) is approx. 7 miles east via the A630.

DESCRIPTION

The subject site extends to approximately 110 acres / 44.52 ha.

The western and eastern boundaries are marked by Bolton Road and Harlington Road respectively. The northern boundary is marked by the River Dearne and the southern by adjacent farmland. The Trans Pennine Trail runs through the northern section of the site together with other prescriptive footpaths.

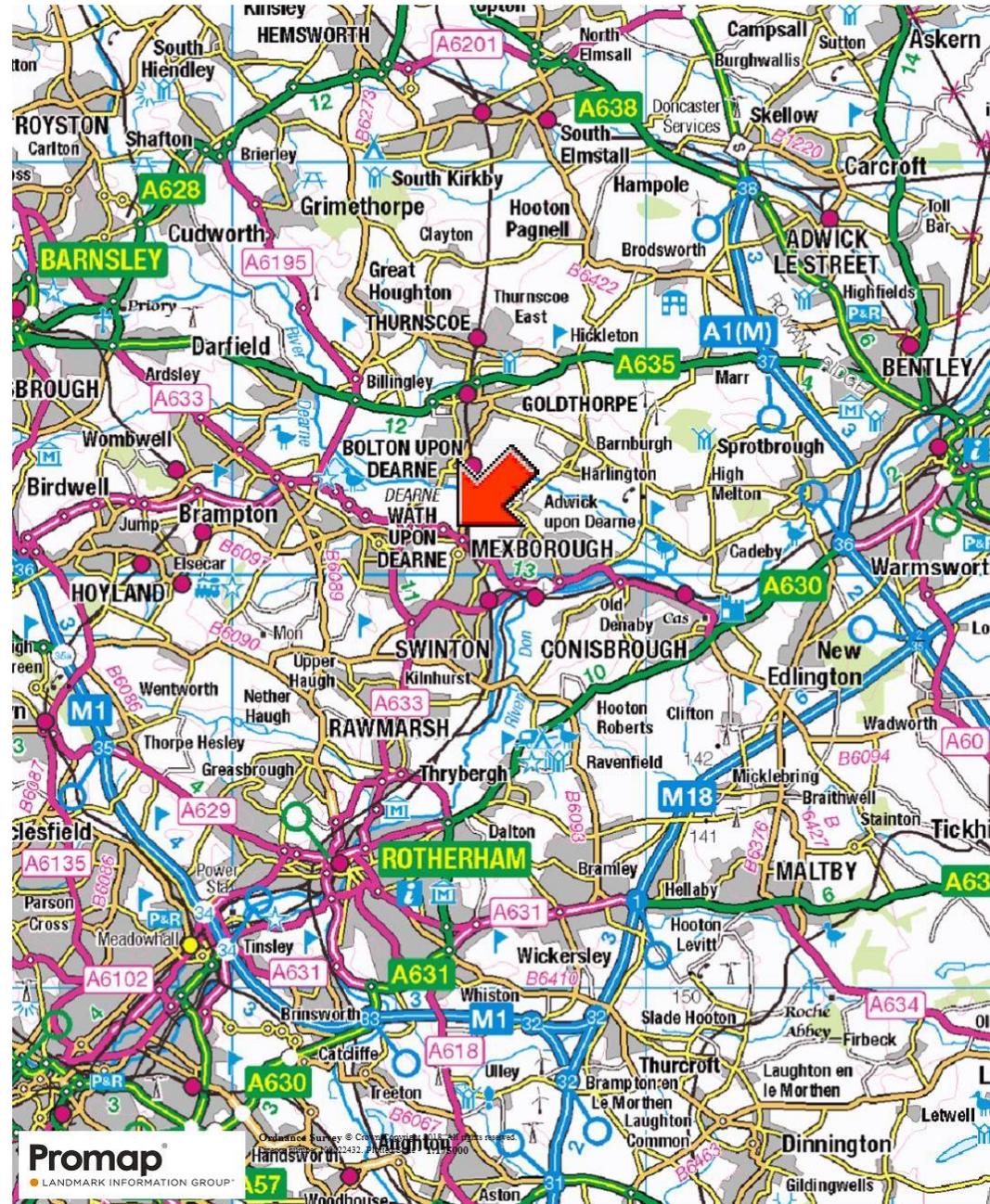
The vendors have landscaped the site extensively over the course of their ownership. There was significant tree planting from 2003 onwards.

PLANNING

We understand the site is "Within the Exposed Coalfield" and is allocated "Green Belt" within the Doncaster Unitary Development Plan. The new Doncaster Local Plan is currently in consultation with adoption due Summer 2019. Subject to the necessary consents, the site would suit a multitude of uses including, but not exclusively; residential, commercial, leisure, sporting.

TERMS

Offers are invited for the freehold interest.



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