



**FOR SALE**  
**Prime Employment Development**  
**Site of c15.26 acres (6.17 ha)**  
**Long Lands Lane, Doncaster, DN5 7XB**

Illustrative Boundary





For indicative purposes only



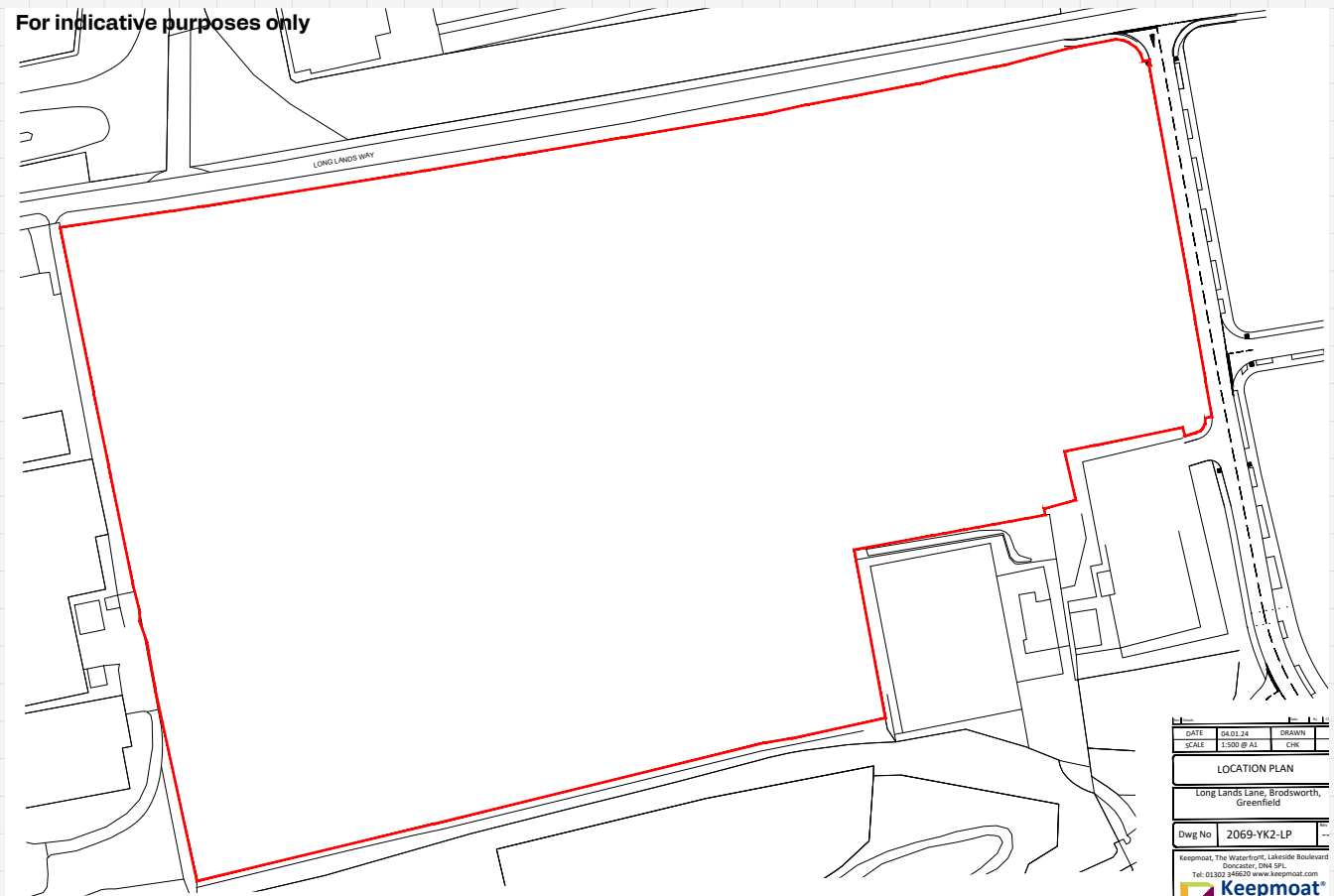
## Description

The site benefits from an excellent location just south of the A1(M) Junction 38, and the prime Redhouse Interchange Estate, where occupiers include B&Q, Asda, Next and DFS. It can be accessed via either Redhouse Lane to the west, or the A638 Great North Road to the east. It has a long frontage to Long Lands Lane of around 300m, offering flexibility as to points of access (subject to Highways approval). It offers an excellent opportunity for developers or owner occupiers to acquire a site, which can accommodate multiple smaller units, through to a larger single unit.

## Planning

The site is allocated for employment (ref. EMP1 (2)) on the Doncaster Unitary Development Plan (UDP) Proposals Map. The land to the north and west falls within the same employment land allocation as the application site.

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## Services

We understand all mains services are located on Long Lands Lane, and that drainage attenuation for the site has already been designed and implemented on adjacent land. We recommend interested parties make their own enquiries in this respect.

## Title

We understand the property is held freehold, under Title SYK383987. Interested parties should satisfy themselves in this regard.

## Location

The site is very well located on the A1(M), offering excellent accessibility to the southern Wakefield district via the A638, Doncaster itself, the Dearne Valley and Barnsley west of the A1(M), and Sheffield / Rotherham to the south west via the M18.





## Data Room

Supporting information is available in a data room for interested parties.

## City of Doncaster Council

Please contact Chris Dungworth at Business Doncaster via [chris.dungworth@doncaster.gov.uk](mailto:chris.dungworth@doncaster.gov.uk) or 01302 735555, to discuss how the local authority may be able to assist you.

## Opportunity

The site is available for freehold purchase. Offers are invited, which can be either unconditional, or conditional on securing detailed planning consent.

## Contact

# AVISON YOUNG

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