

# For Sale

## Residential Development Opportunity



## Land at Cadeby Road, Sprotbrough, Doncaster

- Greenfield parcel of land extending to 0.72 acres
- Allocated in the Doncaster Local Plan for residential development
- A full suite of technical investigations and reports have been completed
- Offers are invited for the freehold interest in the site
- All offers to be submitted by 12 noon on Wednesday 20 November

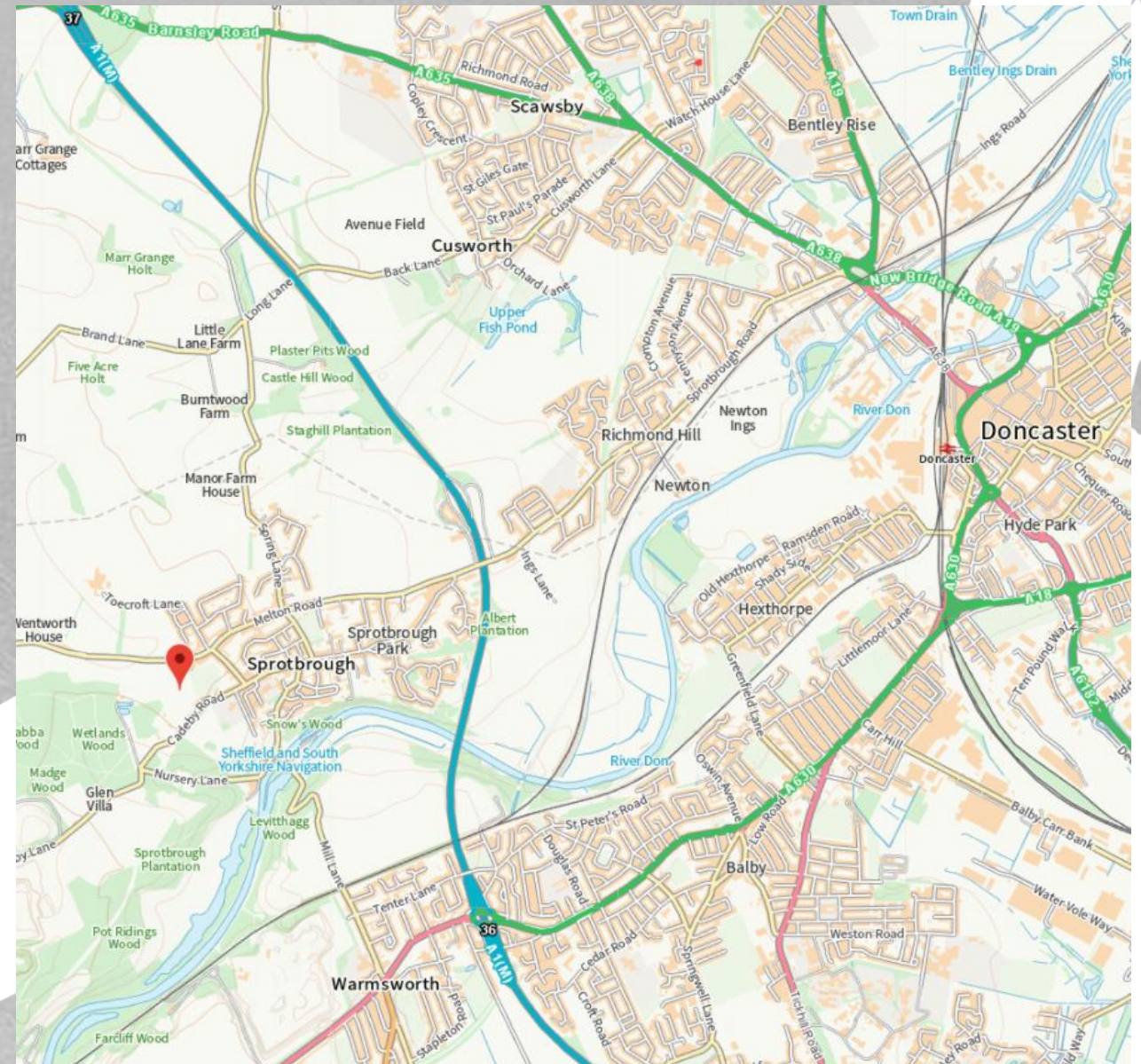
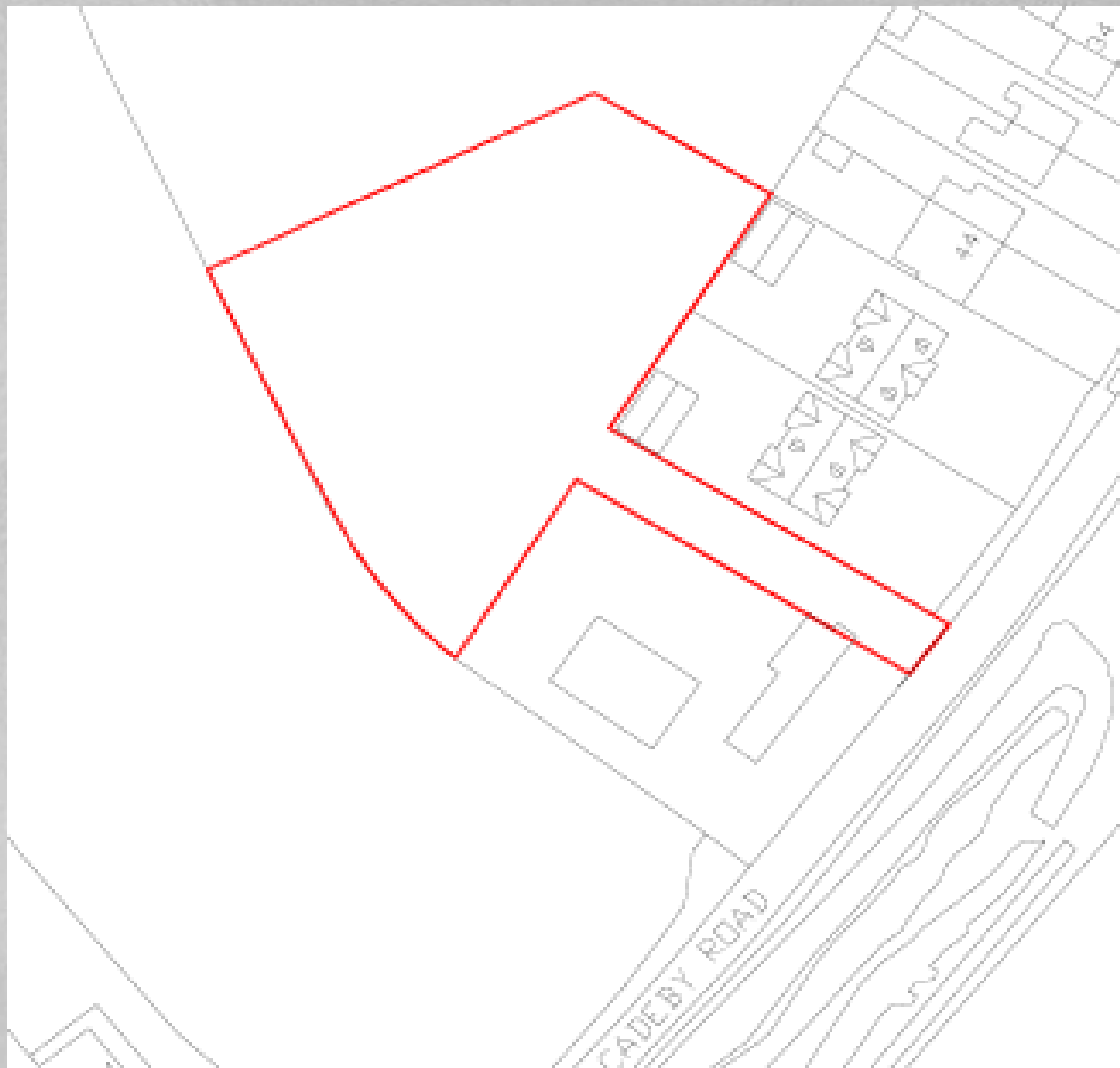
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## Site Location

The affluent village of Sprotbrough is a settlement in South Yorkshire, 3.2 miles west of Doncaster and 16.5 miles north east of Sheffield. Sprotbrough is separated from the main urban area of Doncaster by the A1(M) motorway.

It is one of the most desirable locations within the region to live, given its village setting, surrounded by swathes of open greenbelt and the picturesque waterside provided by the River Don which passes to the south of the village. Yet it has excellent access to central Doncaster via Melton Road and the A1 and M18 motorways for trips further afield.

The site is located very near to some of the best primary and junior schools in the Doncaster area and is also located near the Don Valley Gorge which offers access to the Trans Pennine Trail and has nearby Sprotbrough Flash, a Site of Special Scientific Interest, with an extensive network of public footpaths offering excellent recreational facilities for future residents.



## Site Description

The site can be accessed off Cadeby Road to the south, it is irregular in shape and extends to 0.72 acres. The topography is a slight gradient from the north to the south.

Formerly designated as greenbelt, now greenfield, with stable buildings and a barn to the west of the site. The land is used for grazing and the training of horses.

To the north of the site is a new build residential development which is currently under construction and forms part of the site's allocation. To the east is a greenfield land which has planning for 2 new build properties and to the south and west is open fields.

## Planning

The site is allocated for residential development in Doncaster's Local Plan, site reference, SPR01 . The allocation is for 80 dwellings of which 69 dwellings are being delivered on the site to the north, leaving a balance of 11 dwellings for the subject site.

After an independent examination by a Planning Inspector, the Local Plan, and therefore the site, was adopted on the 23 September 2021.

## Viewings

Interested parties are strictly prohibited from accessing the site without our permission. Once permission is granted parties can access the site at their own risk and must take the necessary safety procedures when doing so, including the wearing of appropriate Personal Protection Equipment.

## Title

The property is owned on a Freehold basis and will be sold with vacant possession.

## Costs

Each party is to be responsible for its own legal and surveyor fees.







## Further Information

A full suite of technical investigations and reports have been carried out on the site, allowing interested parties once planning is obtained to be able to commence construction within a short period of time.

Please follow the link below to a dedicated data room where you can access supporting technical information on the site –

<https://cadebyroadsprotbrough.com>

## Offers

Offers are invited for the freehold interest in the site on a conditional and unconditional basis.

All offers are to be submitted by **12 noon on Wednesday 20 November**

An offer pro forma will be uploaded to the data room and interested parties are asked to complete the form in full and return by the offer deadline.

The vendor does not undertake to accept the highest or any offer.

## Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of source of funding will be required from the successful purchaser prior to instructing solicitors.

## Contacts

Please contact the office for further information:-

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