

# FOR SALE

## PRIME FREEHOLD DEVELOPMENT / INVESTMENT OPPORTUNITY

EXTENDING TO CIRCA 17.4 ACRES (7 HECTARES)



Existing office, manufacturing and warehouse buildings extending to circa **39,000 sq m (420,000 sq ft)**



Located circa 1 mile south of **Doncaster City Centre** and Train Station and 2 miles north east of **Junction 3 of the M18**



Potential for development of **commercial / employment** and **residential uses** subject to planning consent

**ST.CATHERINE'S AVENUE AND BALBY CARR BANK DONCASTER, DN4 8DF**



EXTENDING TO  
CIRCA 17.4 ACRES  
(7 HECTARES)

THE SITE

ST.CATHERINE'S AVENUE

BALBY CARR BANK

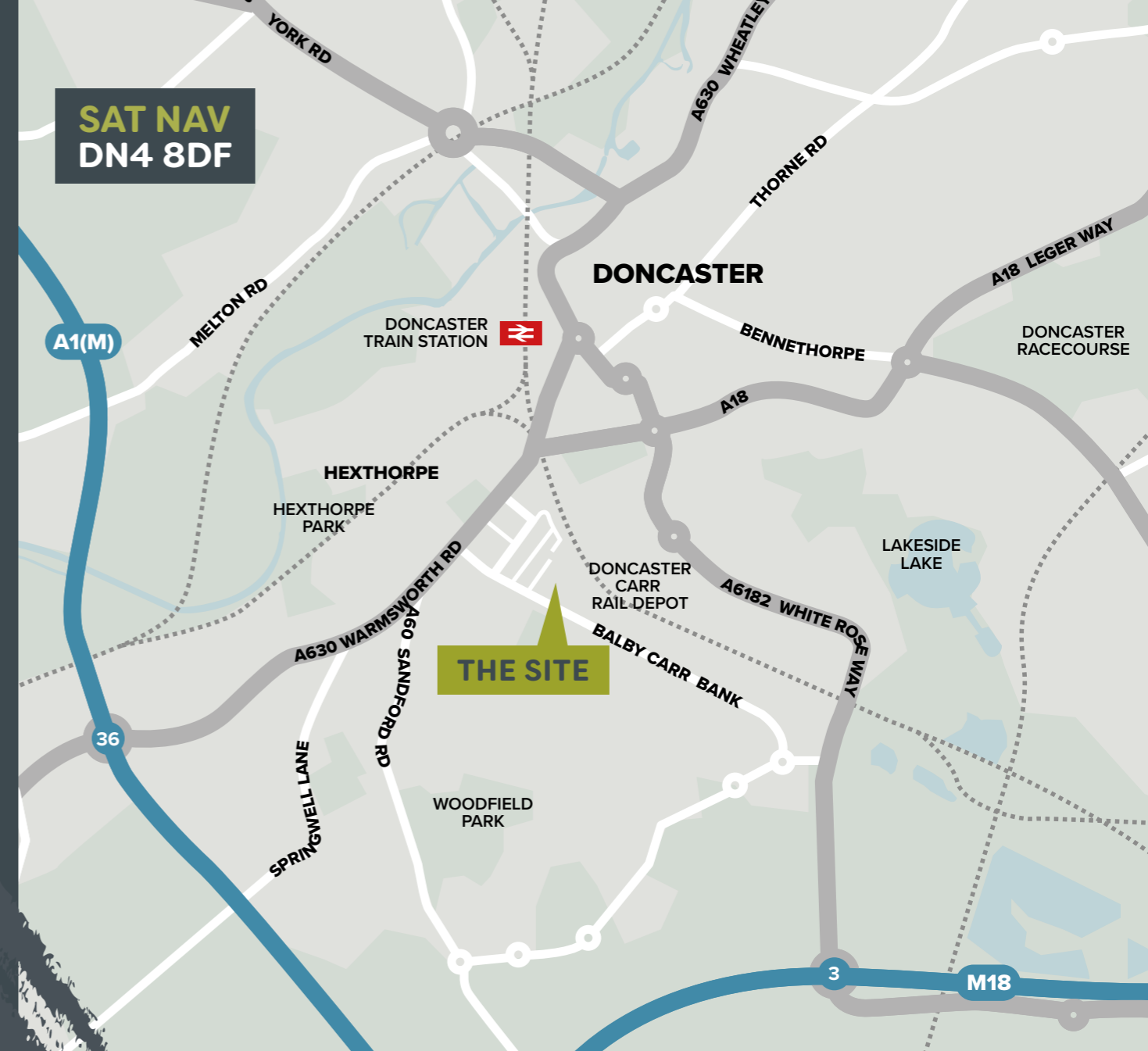
**The Property is located within Balby, circa 1 mile south of Doncaster City Centre. Balby Carr Bank is located to the south of the Property, which connects to the A6182 (White Rose Way) to the east, with J3 of the M18 circa 2 miles to the southeast of the Property.**

The Property is circa 3.5 miles from iPort, a multimodal logistics hub, which provides rail access to the national network and all the countries deep sea ports within 7 hours. The Property is also under an hour from east coast ports, including Hull, Grimsby and Immingham, which offer access to European markets.

The area surrounding the Property includes existing housing to the west, the A630 to the north and the East Coast Mainline railway to the east. To the south of the Property there is a mix of commercial / employment uses along Balby Carr Bank, including Total Park (a new industrial / logistics development of 5 units totalling circa 376,419 sq. ft.).

Occupiers in the area surrounding the Property include Bekaert / Bridon, Commercial Vehicle Auctions, Montracon, Amazon, Hitachi Rail, Wincanton, Morrisons and B&Q.

Doncaster Train Station is located circa 1 mile north of the Property, offering direct connections to towns and cities across the United Kingdom, including London, Manchester, Birmingham, Leeds and Edinburgh.



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# DONCASTER DEMOGRAPHICS



**62% of population** are of working age (16 to 64 years old)



**23% educated** to level 4 (degree/ higher education)



**39% educated** to at least level 3 (A levels or equivalent)



**74% of working** age adults are in employment



**63% of households** own their own homes



**1.6 million workers** live within a 30-minute commute of Doncaster



Cost of employment around 12% below national average

Source: [www.businessdoncaster.co.uk/](http://www.businessdoncaster.co.uk/)  
[www.teamdoncaster.org.uk/](http://www.teamdoncaster.org.uk/)

The Property extends to circa 17.4 acres (7 hectares) in total, as roughly edged green on the aerial image.

The buildings extend to circa 39,000 sq m (420,000 sq ft) in total (source Valuation Office Agency) and comprises offices, manufacturing and warehouse buildings. Floor plans of the buildings, asbestos reports and a report on the chimney are available in the data room.

There is hardstanding to the north of the building, which has been used for car parking, as well as to the east and south of the Property, which has been used for vehicle loading and circulation, as well as storage.

The main vehicular access to the Property is from St Catherine's Avenue to the North, with further accesses from Balby Carr Bank to the West. Property is from Wilton Street to the northeast and there is also a closed gated access from Pepper Mill Lane to the north.

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## Development Considerations

The Statutory Development Plan for Doncaster comprises the Doncaster Local Plan (2015-2035) adopted on 23rd September 2021.

The Plan identifies the Property within the Middle Bank Employment Policy Area (Policy 4) and also within the Doncaster Main Urban Area Development Limits (Policy 1).

The area to the west of the Property is allocated as a 'Residential Policy Area', with the railway line to the east allocated as one of the 'Main Transport Corridors' (see Doncaster Local Plan Proposal Map Extract below).

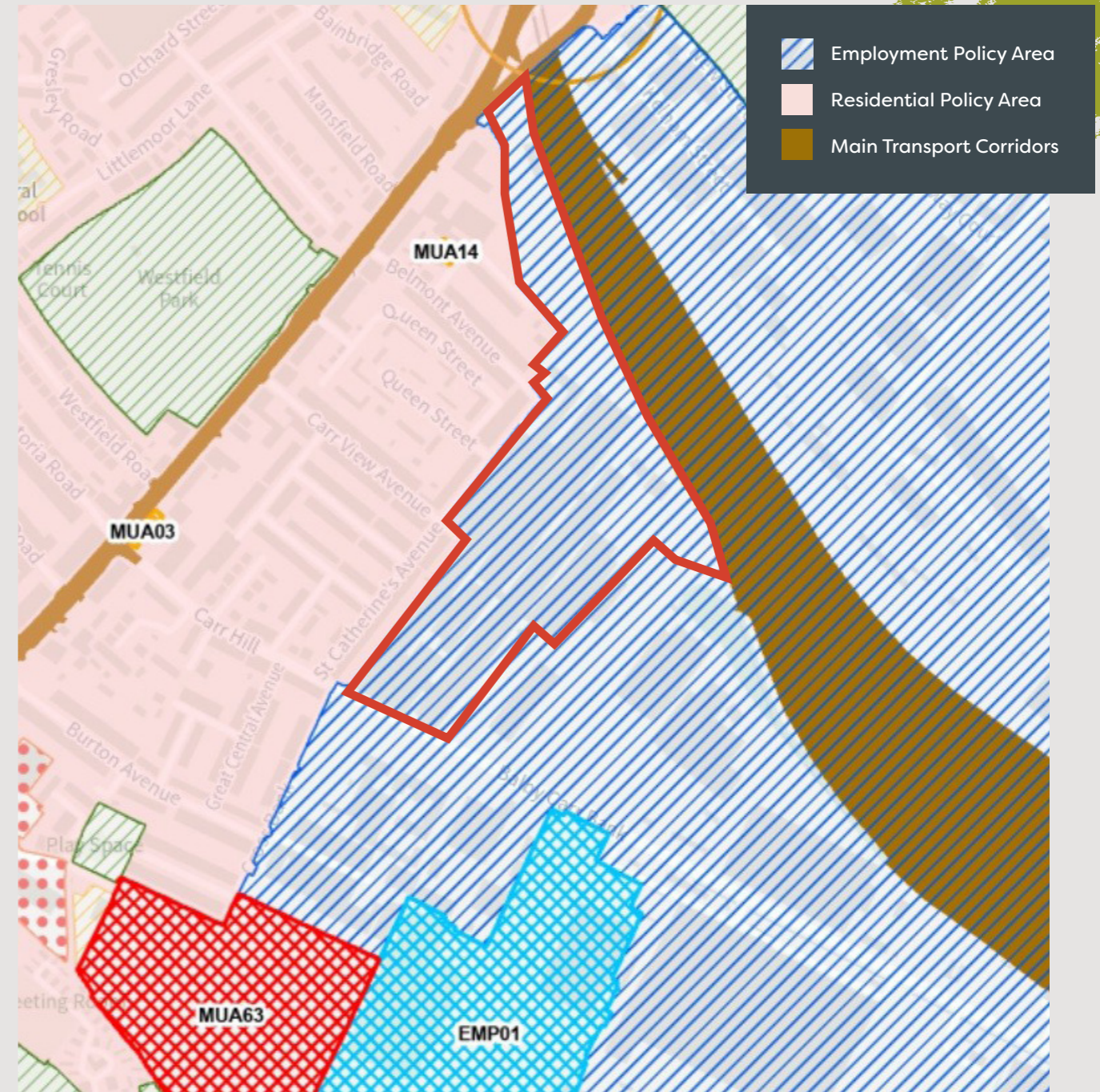
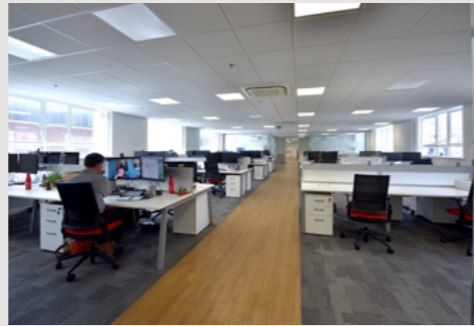
Policy 4 seeks to retain land and premises within an 'Employment Policy Area' in employment uses. However, given the location of the Property immediately adjacent to a 'Residential Policy Area', there may be potential for residential redevelopment, subject to securing the relevant consents.

In addition, we understand the existing chimney within the Property is a locally listed heritage asset included on the Doncaster heritage register in 2021 under reference DLHL20.

A Pre Application enquiry was submitted to Doncaster Council in September 2025 accompanied by 3 Proposed Sketch Plans. These plans propose the following:

- **Residential development of 204 dwellings (Option 1);**
- **Commercial / Industrial development of circa 218,750 sq. ft. and residential development of 32 dwellings (Option 2); and**
- **Commercial / Industrial development of circa 251,700 sq. ft. (Option 3).**

The Proposed Sketch Plans and other documents relating to potential future development of the Property (including a Flood Risk and Drainage Report, Ecology & Biodiversity Net Gain Report, Phase 1 and 2 Environmental Assessment Reports), as well as the pre-application enquiry and the Council's response, are available in the data room.



## Title

There are various rights and restrictions that relate to the Property, including a lease to NORTHERN POWERGRID (YORKSHIRE) PLC relating to the Electrical Sub Station.

Further details are set out in the Title Report, which is available in the data room.

## Utilities / Services

There is an electrical Sub Station within the Property, to the north of the main vehicular access to the Property from St Catherine's Avenue.

Further details on this and other utilities / services are set out in the Utilities Searches Report, Summary and Plans, which are available in the data room.

However, prospective purchasers should confirm the availability of utilities / services for their own proposals via the appropriate statutory body. BNP Paribas Real Estate have not tested any of the service installation and provide no warranties as to their condition.

## Nearby Developments

Planning application submitted for new development in the area surrounding the Property include the following:

- **Land Off Alverley Lane Balby Doncaster DN4 9AP (circa 2 miles to the southwest of the Property)**  
Erection of 186 residential units (C3) and associated development  
Ref. 22/02396/FULM  
Planning Committee resolution to grant approval July 2025
- **Total Park, Off Balby Carr Bank & Watervole Way Doncaster South Yorkshire DN4 8DP (circa 0.5 mile to the southwest of the Property)**  
Reserved matters for erection of commercial industrial units (Use Class B2/B8) and ancillary offices (Use Class Eg(ii)) (outline planning application approval 21/01561/OUTM)  
Ref. 24/00843/MAT  
Approved July 2024
- **Land On The North East Side Of Sandford Road Balby Doncaster DN4 8DU (circa 1 mile to the southwest of the Property)**  
Erection of 38 residential units and 56 retirement living homes, including landscaping and access  
Ref. 22/00848/FULM  
Approved February 2024

Existing office, manufacturing and warehouse buildings extending to circa **39,000 sq m (420,000 sq ft)**

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## Further Information

Further information on the Property is available in the data room, including:

Asbestos Reports & R&D Survey	Building Floor Plans
Flood Risk & Drainage Report	Phase 1 & 2 Environmental Assessment Reports
Pre Application Enquiry, Proposed Sketch Plans and Response	Preliminary Ecology, Bat Survey & Biodiversity Net Gain Reports
Topographical Survey	Title Documents & Searches
Utilities Searches Report, Summary & Plans	Chimney Report

Please contact the agents for access to the dataroom.

## VAT

We understand that the Property is not elected for VAT.

## Method of Sale

Conditional and unconditional offers for the freehold interest in the Property are invited.

Please note that the seller reserves the right not to proceed with the highest or any offer received, with interested parties liable for their own costs.

Details on the requirements for offers will be released to interested parties prior to the offer deadline.

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## Anti Money Laundering

BNP Paribas Real Estate (BNP PRE) must comply with Anti Money Laundering Regulations. As part of this requirement, BNP PRE must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

## Viewings

Viewings are strictly by appointment only, with specific viewing dates to be announced to interested parties.

Interested parties should note that BNPPRE take no responsibility for any injury or accident at the Properties. Viewers and visitors of the Properties do so at their own risk.



**BNP PARIBAS  
REAL ESTATE**

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. October 2025. RB&Co 0161 833 0555. [www.richardbarber.co.uk](http://www.richardbarber.co.uk)

## Contact

For more information, access to the data room or to arrange a viewing, please contact the sole agent:

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