

# 21 Plot 1, Land at Sandall Stones Road, Kirk Sandall, Doncaster DN3 1QR

GUIDE PRICE £200,000

| VACANT SITE

- Freehold site of approximately 0.56 hectares (1.39 acres)
- Prominent corner plot
- Fringe of established Industrial Estate
- Potential for B1, B2, B8 (subject to consent)
- Good road frontage
- Established estate some 3.2 miles to the north east of Doncaster

## The Site

The land is situated at the corner of Sandall Stones Road and Sandall Carr Road as identified on the adjoining plan and amounts to approximately 0.56 hectares (1.39 acres)





#### Location

Kirk Sandall Industrial Estate is located some 3.2 miles to the north east of Doncaster town centre to the north of the A630 at Edenthorpe which gives access to the M18 and the regional motorway network

#### Planning

The site is located within an Employment Policy area  
 Permission would normally be granted for:  
 B1 (light industrial)  
 B2 (general industrial)  
 B8 (storage / distribution)  
 Proposals for other industrial business or commercial uses will be considered  
 Interested parties are advised to make their own enquiries with Doncaster MBC in respect of possible schemes

#### Tenure

Freehold

#### Note

Prospective Purchasers should note that the Conditions of Sale for this lot include a requirement that the purchaser pays Doncaster Council's legal and auction costs in addition to the price bid

#### SOLICITORS

Doncaster Metropolitan Borough Council Civic Office Waterdale  
 Doncaster DN1 3BU

#### VIEWING

On site at any reasonable time

ON INSTRUCTIONS  
 FROM DONCASTER MBC



**Doncaster**  
 Metropolitan Borough Council

