

STATION LANE

THE EMBANKMENT, MEXBOROUGH, DONCASTER,
S64 9AQ

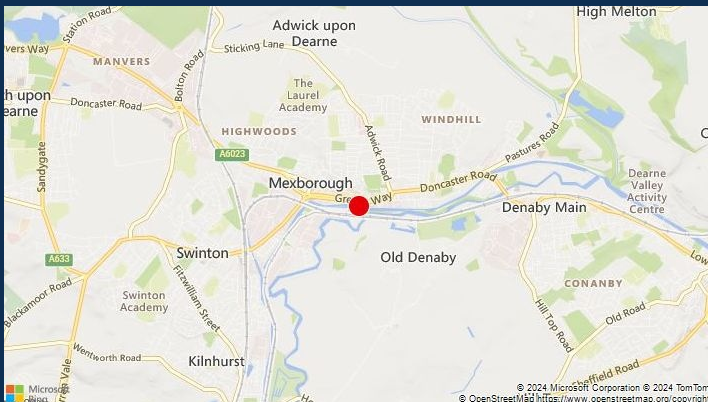


Price - £750,000 Offers in the region of

Residential Land & Development
1.38 acres (0.56 Ha.)

Property Features

- Preplanning for 132 apartments - 48 x 1 bed and 84 x 2 bed.
- Close proximity to Mexborough train station and town centre.
- Adjacent to recently developed residential scheme consisting of town houses and residential apartments on Leach Lane.
- Fronting the Mexborough canal, off the River Don.
- Offers subject to planning considered.



Enquiries

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Location

Mexborough is circa 6 miles south west of Doncaster and 8 miles north east of Rotherham with good road links to the A1 and M18. The proposed development parcel of land is located on Leach Lane off Doncaster Road and the A6023 within Mexborough, which is adjacent to the recently developed mix of town house and residential apartment block that sits on the embankment of the Mexborough lock canal off the River Don. The proposed development is within walking distance of Mexborough Town Centre and all amenities, including retail and leisure as well as the Mexborough train station and Lidl.

Description

Preplanning consultation has been carried out with Doncaster Council with plans available on request that shows a proposed residential development scheme including Block 1 delivering 112 apartments, 56 x 2-bed totalling 575 sq ft per apartment with canal views; 28 2-bed 575 sq ft apartments with no canal views; and 28 1-bed circa 500 sq ft per apartments. Block 2 affordable apartments totalling 20 1-bed circa 500 sq ft per apartment. The site will benefit from 64 carparking spaces.

Accommodation

	acres	Ha.
Site Area (acres)	1.14	0.46

Service Charge

There is no service charge implemented on this property.

EPC Rating

No EPC certificate is required.

Services

Mains gas, electricity, water and drains are connected to the site, interested parties are advised to make their own independent enquiries.

Business Rates - 2023/24

No assessment has been carried out on the site.

Terms

We have been appointed to seek offers in the region of £750,000 for the freehold interest. Any offers would be considered subject to planning.



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