

# JH Pickup & Co

## BELLE VUE DONCASTER, SOUTH YORKSHIRE

**0.30 ACRE**  
(0.12 Hectare) or thereabouts

### RESIDENTIAL DEVELOPMENT OPPORTUNITY



**FOR SALE BY INFORMAL TENDER**  
**CLOSING DATE: 12 NOON FRIDAY 12 MAY 2023**

**FREEHOLD WITH VACANT POSSESSION ON COMPLETION**  
**GUIDE PRICE: OFFERS IN THE REGION OF £310,000.00**

- \*EXCELLENT DEVELOPMENT OPPORTUNITY/SUBJECT TO VARIATION OF PLANNING PERMISSION**
- \*EASY ACCESS TO BAWTRY ROAD**
- \*CONVENIENT ACCESS TO LOCAL AMENITIES**

**Selling Agents**

JH Pickup & Co  
2 Doncaster Road  
Bawtry  
DONCASTER  
DN10 6NF

Tel: **01302 714399**  
Ref: Andrew Houlden  
E-mail: [andrew.houlden@jhpickup.co.uk](mailto:andrew.houlden@jhpickup.co.uk)

## General Remarks and Stipulations

This is an excellent opportunity to purchase a residential development site in the Belle Vue area of Doncaster, which has the benefit of planning consent for five new build dwellings.

Extending to 0.3 acres (0.12 ha) or thereabouts, the site lies to the west of the Barratt Homes, Belle Vue new-build residential development site.

### Location

The land is situated in the upcoming area of Belle Vue. The site, which is accessed via Bawtry Road, offers excellent access to the motorway network being only two miles to the Junction 3 of the M18, whilst also only under five minutes walk to the nearest bus stop on Bawtry Road. Doncaster City Centre is less than three miles from the site at Belle Vue.

The site lies in an ideal location with easy access to public services including shops, schools, public houses, doctors surgeries, dentists and various restaurants and excellent walking routes. The development site lies less than one mile from the Lakeside Village, the Town Moor Golf Course, Doncaster Racecourse and Vue Cinema.

### Services

Prospective purchaser(s) are advised to make their own enquiries with the relevant service providers to satisfy themselves that there are sufficient services available for their proposed use and connections can be achieved.

### Planning and Residential Development Opportunity

Planning permission has been granted for the construction of four semi detached and one detached dwelling on 16 January 2015, under the reference: 13/01639/FULM. This planning consent will require a variation to the building design, as these are copyright protected.

Interested parties should make their own enquiries regarding variation to the planning consent for the site to the Local Authority which is Doncaster Metropolitan Borough Council Planning Department, Telephone number: 01302 736000, website: [www.doncaster.gov.uk](http://www.doncaster.gov.uk).

### Tenure and Possession

The land is owned freehold and it is being sold with the benefit of vacant possession on completion.

### Easements, Wayleaves and Rights of Way

The land is offered subject to and with the benefit of all existing rights of way, wayleaves and easements, whether or not they are specifically referred to in these particulars.

### Planning Obligations/S106 Contributions

The purchaser will not be responsible for making any contribution to the S106 Agreement.

### Further Information/Data Room

The information listed below is available online from the selling Agents upon request:- S106 Agreements, Site Plan, Planning Statement, Transport Assessment and Travel Plan, Flood Risk Assessment and Drainage Plan, Noise Assessment and Environmental Noise Solutions, Tree Survey, Air Quality Assessment and Gas Risk Assessment.

A data room including all relevant information on the site is available online from the Selling Agents upon request.

### Viewing

The land may be viewed at any reasonable time during daylight hours, in possession of a copy of these sales particulars.

### Method of Sale

The land is offered for sale by Informal Tender. The Vendor does not undertake to accept the highest, or indeed any offer, but best and final offers should be submitted in accordance with the following:- 1. Expressed as a lump sum total (not per acre).

2. Confirm full name and address and contact telephone number of Purchaser(s).
3. Confirm full name and address and contact telephone number of solicitor.
4. Confirm whether the offer is on the basis of cash, conditional upon finance or the sale of other property.
5. Submitted in a sealed envelope marked **"Residential Development Opportunity at Belle Vue"**
6. The sealed envelope should be marked on the outside with the name(s), address(es) and date(s) of birth of the prospective Purchaser(s). This is to comply with Anti-Money Laundering legislation.
7. Submitted not later than **12 noon on Friday 12 May 2023**. To avoid the duplication of offers it is suggested that any tender submitted should be for an uneven amount of money. Furthermore escalating bids or offers made by reference to other bids are not acceptable.



#### Important Notice

JH Pickup & Co for themselves and the Vendors of this property, whose agents they are, give notice that: (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact. (ii) The purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters including SPS, planning or other consents. (iii) The information in these particulars is given without responsibility on the part of JH Pickup & Co or their clients. Neither JH Pickup & Co nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property. (iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise. (v) Each party is responsible for their own legal fees.