

LAND AT OUTGANG LANE

DINNINGTON • S25 3QX



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*An outstanding residential development
opportunity*

A cleared brownfield site stretching approximately
7 hectares (17.5 acres)

Approximately 1 mile from Dinnington town centre

Detailed planning permission for 271 dwellings with an affordable
element of 15%

Freehold for Sale

Worksop 7.9 miles • Rotherham 9.6 miles
Sheffield 15.2 miles • Doncaster 15.5 miles

Train Times (from Worksop): Sheffield 33 minutes
Doncaster 49 minutes
Nottingham 65 minutes • Leeds 94 minutes

Robin Hood Airport 29 mins
Manchester International Airport 90 mins
(All distances and times are approximate)

These particulars are intended only as a guide and must not be relied upon
as statements of fact. Your attention is drawn to the Important Notice on the
last page of the text.





The Opportunity

Knight Frank are pleased to offer this exceptional development opportunity on the outskirts of the town of Dinnington.

This former Wood Storage Treatment Works site is located in an area of mixed commercial and residential use that lies adjacent to the green belt and overlooks Throapham Common a 7.5 acre country park. The development site stretches to approximately 7 hectares (17.5 acres) and has been cleared of all structures and buildings by the current owners, leaving a relatively flat open space.

Location

Dinnington is a small rural town in South Yorkshire and is part of the Metropolitan Borough of Rotherham, equidistant from Sheffield, Rotherham and Worksop.

Since the early 1990s, when Dinnington's main employment source closed (the colliery), significant redevelopment has taken place within the town, both commercial and residential, which has made significant strides in the recovery of the area.

Dinnington has two primary schools, St Joseph's Primary School and Dinnington Community Primary School and two further education establishments; Rotherham College of Arts and Technology and the sixth form at Dinnington High School.



Dinnington has two sports teams; Dinnington Town Football Club who play at the Phoenix Stadium, situated behind the town's library and Dinnington Rugby Union Club.

The nearby town of Worksop offers a wider range of amenities and facilities including a railway station offering direct and indirect services to the larger towns and cities in the region such as Sheffield, Doncaster, Leeds to the west and north, and Nottingham to the south.

Sheffield city is approximately 30 minutes away and offers magnificent and vibrant entertainment and culture scenes, universities, sports clubs and stadiums, and history and attractions that bring people from far and wide to the city.

Dinnington is also within very easy commuting distance of Robin Hood Airport which is southwest of Doncaster. This airport offers flights to Central and Eastern Europe, the Mediterranean and Canary Islands and transatlantic flights to Canada and America.

Planning

A Reserved Matters application for 271 dwellings, granted on 5 February 2013 by Rotherham Borough Council under Ref: RB2012/1643. All buildings have now been fully demolished, precommencement conditions have been discharged, a material start has been made, and the entrance to the site has been part formed.

Affordable Housing

Rotherham Borough Council entered into a Section 106 Agreement with our client in 2008 on the basis of 15% affordable homes.

Section 106

The agreement enforces a financial contribution towards open space, cycle links and bus stops totalling £225,000, over and above the affordable housing element.

Tenure

The property is sold freehold and sold subject to, and/or with the benefit of, rights of way, easements or restrictions which may exist whether or not mentioned in these particulars.



Local Authority

Rotherham Metropolitan Borough Council:
www.rotherham.gov.uk
Tel: 01709 382 121

VAT

VAT will be payable on the purchase of this site.

Method of Sale

The freehold of this property is for sale by Private Treaty.

Information Pack

Further information is available within a dedicated extranet site. Please use the following log in details:

<http://extranet.knightfrank.info/OutgangLane/default.aspx>

Username: OutgangLane
Password: Kni9T6Fr42

Viewing Arrangements

Viewing is strictly by prior appointment only through the Vendor's Sole Selling Agent, Knight Frank LLP.

Further Information

Should you wish to discuss the site in more detail, please do not hesitate to contact either of the following:

Jonathan Wish

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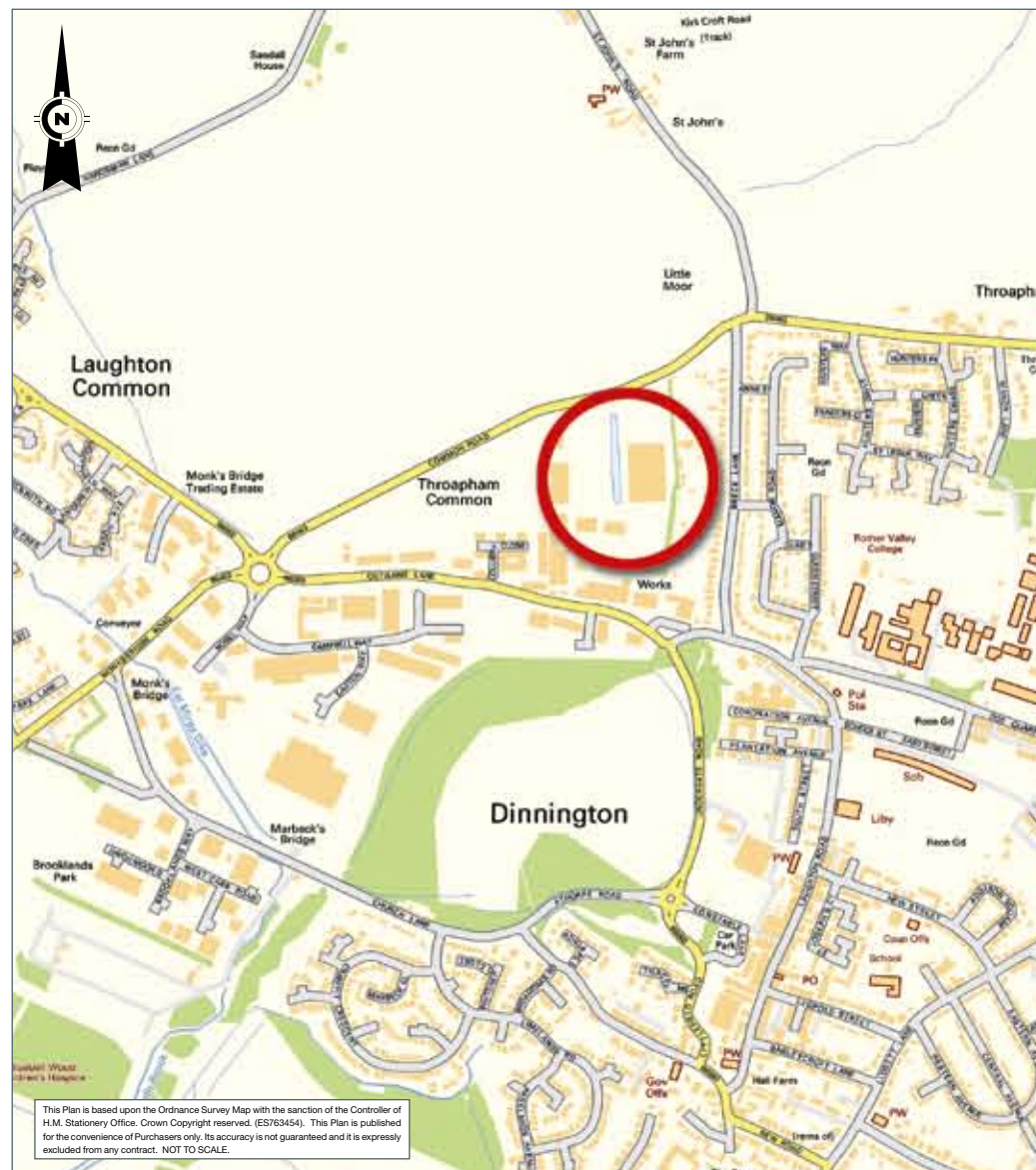
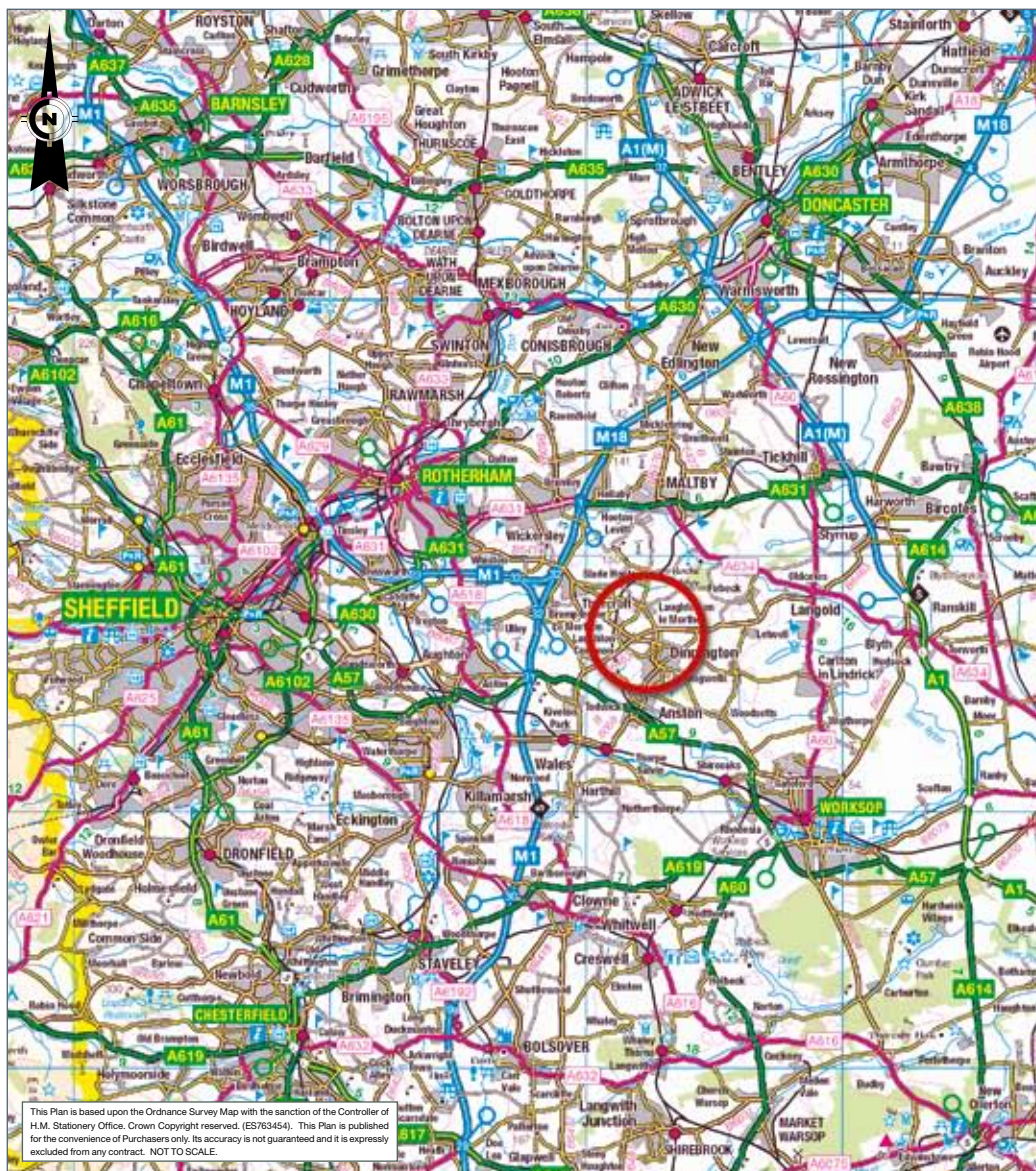
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