

FOR SALE



**163 BALBY ROAD, DONCASTER, SOUTH
YORKSHIRE, DN4 0RH**

- Development opportunity
- Large former school on 0.4 acres
- Busy roadside position (25,000 vehicle movements per day)
- Suit resi or commercial uses STPP

Location

The site sits in a prime position fronting the busy A630 Balby Road which links Doncaster to the A1 (M) at J36.

Balby Road is a mixed residential and commercial area, with densely populated neighbourhoods either side of the A630, with commercial uses along the road frontage.

There are over 25,000 vehicle movements passing the site per day.

Balby Road is a popular location with local and national business with a number of automotive and food retail uses nearby, with McDonalds, Lidl, Enterprise Rent A Car, Shell, Thirfty Car & Van Rental a short distance away.

The site boundary adjoins a retail park which includes Mcdonalds and Lidl as tenants.

The town centre is just 2 miles away with J36 roundabout of the 1 miles away via A630 Balby Road, providing north and south bound access. The property can be accessed from Burton Avenue, directly from the A630.

Description

A former school building, most recently used for business and offices uses, sitting on a site area of 0.4 acres.

The property is over three storeys and is of traditional brick construction, externally providing a large surfaced car park area.

The site is suitable for redevelopment for a range of alternative uses including, residential, mixed use, motor sales and roadside uses.

The property has obtained planning for various residential and mixed use schemes over the years.

Accommodation

0.4 Acres

Guide Price

Available at offers in the region of £450,000. The vendor will consider conditional and unconditional offers.

EPC

To be confirmed.

Planning

The property has obtained planning for a number of residential and retail permissions which have since lapsed. The most recent was a redevelopment which was approved to provide 29 residential dwellings. Ref: 18/00501/FULM

We consider the site to be suitable for a range of uses STP.

VAT

VAT may be applicable. Please make your own enquiries.

Viewings

By appointment with the sole agent.

Contact

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