

DEVELOPMENT OPPORTUNITY FOR SALE.

PILLAR HOUSE • 19-21 SOUTH PARADE •
• DONCASTER • DN1 2DJ



- Prime City Centre Location
- Characterful Features
- Six Storey Office Building

- Residential Dev Opportunity (STP)
- Large 50+ Space Car Park (0.27ac)
- 1,151 Sq M (12,389 Sq Ft) GIA





DESCRIPTION

A prime city centre redevelopment opportunity comprising a characterful period office building over six storeys with significant development potential & potential to redevelop the car park

- 1,151 Sq M (12,389 Sq Ft) Gross Internal Area
- Suit a redevelopment for residential STPP (plans of an indicative scheme can be provided)
- Potential to redevelop the car park to extend offices or build an apartment block STPP
- Edge of city center location
- Large car park to the rear via Chequer Road
- Traditional features including the traditional 'Pillar' supports to the front elevation
- Indicative scheme prepared to provide 15 x 1 and 2 bedroom apartments in the existing building and 10 new build apartments in the car park
- Grade II Listed



LOCATION

The property is prominently located on the southern side of South Parade close to its junction with Thorne Road, Waterdale, and Hall Gate within the central business district of Doncaster and approximately a 10 minute walk from the railway station.

South Parade is a prestigious and well regarded location for professional businesses adjacent to one of the main arterial routes in to and out of the town centre to the south. Doncaster City is located in South Yorkshire approximately 30 miles southeast of Leeds and 25 miles northeast of Sheffield. The town has fantastic motorway links with junctions 3 and 4 of the M18 providing easy access to the A1(M), M1, M180, and M62 Motorways.



SAT NAV: DN1 2DJ



HEAD.BOND.POKER



OPPORTUNITY

We consider the site suitable for a redevelopment of the existing office building to provide c. 15 apartments, as well as a development of the large rear car park to provide 10 x new build apartments. Please contact the agent for indicative plans.

PRICING

Offers in the region of £695,000.
Conditional and unconditional offers considered.

PLANNING

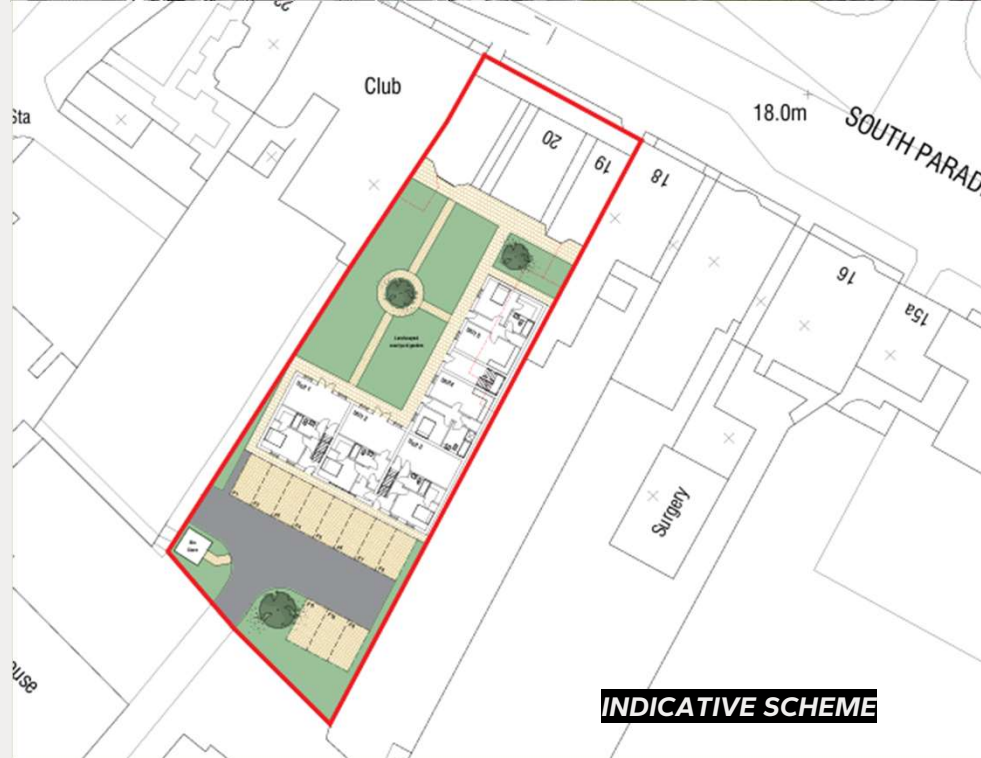
The property has been used as an office within use class E (G). We consider the property to have residential development potential STPP.

VAT

Prices quoted are exclusive but may be subject to VAT.

EPC

N/A the property is listed.



INDICATIVE SCHEME

AML

Buyers will have to supply information to comply with Anti Money Laundering Regulations.

VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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Alexandra De Freitas

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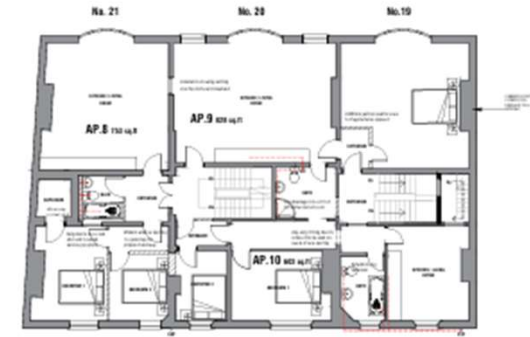
INDICATIVE SCHEME



Proposed lower GF plan



Proposed GF plan

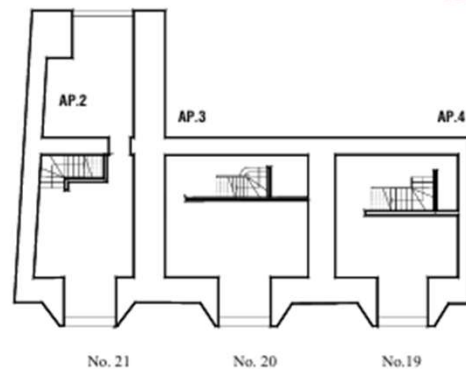


Proposed FF plan



Proposed Attic Plan

— New wall
— Existing wall



PROPOSED BASEMENT FLOOR PLAN



Proposed SF plan

Any historic fireplaces, fire surrounds and cornices to be retained, along with any door with heritage features

SCHEDULE OF ACCOMMODATION			AREA	
APARTMENT NO.	NO. OF BEDS	STORAGE	SQ. M	SQ. FT
1	2	05	700	
2	2	58	830	
3	1	76	817	
4	1	68	844	
5	2	73	775	
6	1	51	555	
7	1	58	570	
8	2	78	753	
9	2	78	815	
10	1	58	835	
11	2	68	862	
12	2	73	763	
13	1	81	874	
14	2	67	721	
15	1	54	583	

MaxDesign
 Architecture | Planning | Consultancy
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status:
PLANNING
 client:
 project:
 Pillar House
 title:
 Main house proposed floor plans
 scale:
 1:100@A1
 date:
 SEP 2020

project no:
 1723
 sheet:
 ZY
 revision:
 003



INDICATIVE SCHEME



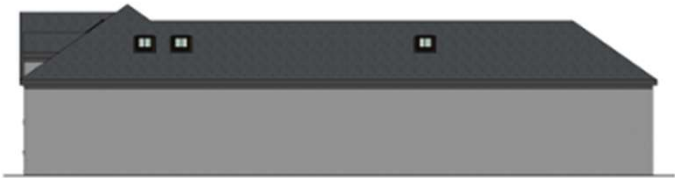
Car Park Elevation
1 : 100



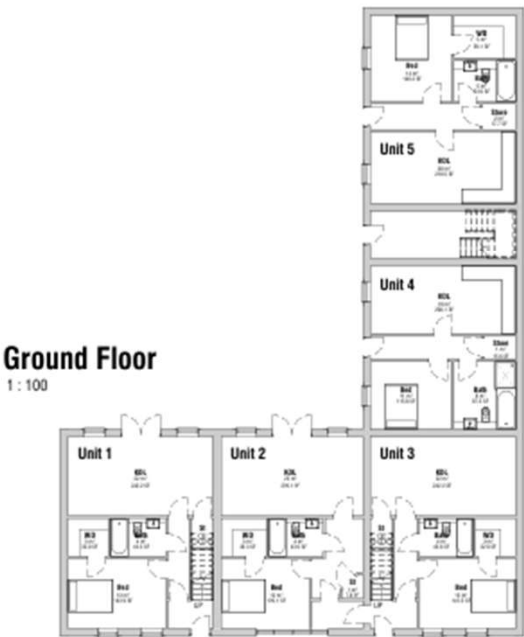
North Elevation
1 : 100



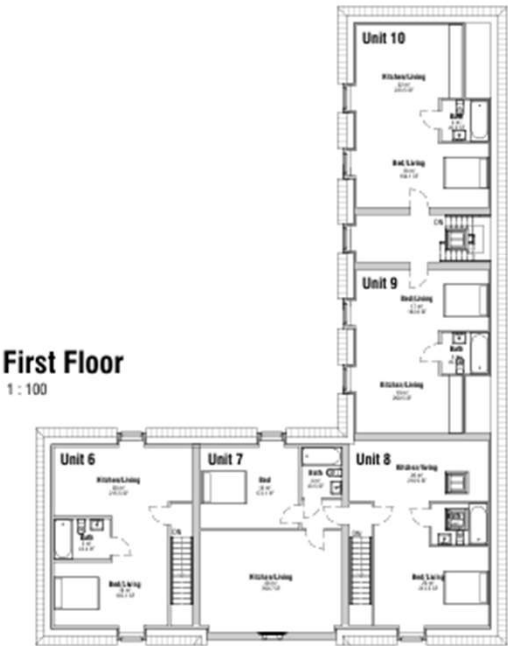
West Elevation
1 : 100



East Elevation
1 : 100



Ground Floor
1 : 100



First Floor
1 : 100

Area Schedule (Schedule)				
Units	Occupancy	Area	sq ft	
Unit 1	1 bed apartment	481 sq ft	517 sq ft	
Unit 2	1 bed apartment	481 sq ft	517 sq ft	
Unit 3	1 bed apartment	481 sq ft	517 sq ft	
Unit 4	1 bed apartment	481 sq ft	517 sq ft	
Unit 5	1 bed apartment	481 sq ft	517 sq ft	
Unit 6	1 bed studio	44 sq ft	473 sq ft	
Unit 7	1 bed apartment	481 sq ft	517 sq ft	
Unit 8	1 bed studio	44 sq ft	473 sq ft	
Unit 9	1 bed studio	44 sq ft	473 sq ft	
Unit 10	1 bed studio	44 sq ft	473 sq ft	

MaxDesign
Architecture | Planning | Construction

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status: Planning

client: Owner

project: Pillar House

title: New build General Arrangement

scale: 1 : 100

date: NOV 21

project no.: 1723

drawn: ZY

checked: 002

rev: