

# STRATEGIC LAND

# ALL ENQUIRIES.

LAND OFF A630 / HATFIELD LANE  
ARMTHORPE • DONCASTER •  
DN3 2NW



- 41 Acres of Greenfield Land
- Development Potential
- Located on the Edge of Armthorpe
- Close to J4 M18 & West Moor Park Development
- Potential for Employment & Residential Uses STPP
- Freehold and Leasehold Opportunities Considered



**FLINT**  
REAL ESTATE



## LOCATION

The site is ideally located close to Junction 4 of the M18 with excellent links to the M1, M62 and A1(M). Doncaster City Centre is situated approximately 4 miles to the west.

The site is well located close to five major motorways and within 6 miles of Doncaster International Railport. Doncaster has a strong skilled labour workforce with a population of over 962,000 within a 45-minute drive of the site.

Armthorpe is the largest village in south Yorkshire with 14,500 residents, with the wider Doncaster borough having 320,000. There are excellent local amenities and connectivity to the wider Doncaster area and city centre.

Doncaster Sheffield Airport is approximately 5 miles away and is set to open late 2027 / early 2028 for commercial cargo and passengers.

Nearby to the site is the new housing at Eden Fields development and The Meadows providing over 1,000 new build homes within close proximity to the site.



SAT NAV: DN3 2NW



what3words: SHIPWRECK.TRAIN.APPROVALS



## DESCRIPTION

**Well located strategic greenfield land in a settlement location which may be suitable for development (subject to obtaining the necessary planning consents)**

- The site extends to circa 41 acres
- Currently grass land used for agricultural purposes
- Well located off the A630
- Broadly level site
- Excellent visibility along the A630 and West Moor Link / Hatfield Lane Roundabout
- Owners to consider expressions of interest from developers and occupiers
- Not located within Green Belt
- Close to 1000 new build houses and a large new build employment developments
- May suit various mixed developments STPP
- Boundaries defined by mix of timber fencing, mature hedge rows and trees
- Available as a whole or in part





## AREA

Site area extends to circa 41 acres.

## PRICING

Please contact the agents. At this stage we are welcoming expressions of interest in the freehold or leasehold of all or part of the site.

We are interested to hear of any occupier requirements for the area. The vendors may be open to discussions over part of the site or the whole.

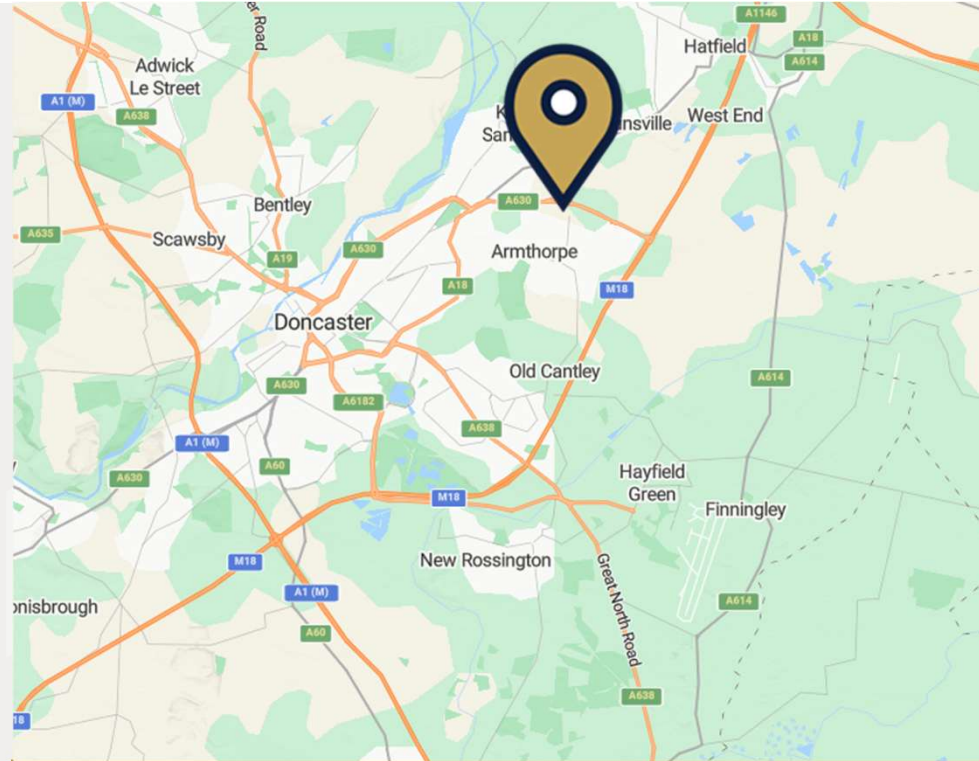
## OPPORTUNITY

Interested parties are advised to make expressions of interest to the agents. Proposals will be considered on a freehold and leasehold basis.

We consider the site to have development potential for residential and employment uses STPP which may include food retail, retail, industrial, warehousing, outdoor storage, leisure, care and roadside.

## PLANNING

Agricultural land within Grade 4 Agricultural Land Classification.



## SERVICES

Mains service connections and within the vicinity

## VAT

Interested parties to satisfy themselves as to the VAT position.

## AML

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



## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

07494735001 • 01302 639838

[ben@flintrealestate.co.uk](mailto:ben@flintrealestate.co.uk)

**Alexandra De Freitas**

07538844869 • 01302 639838

[alexandra@flintrealestate.co.uk](mailto:alexandra@flintrealestate.co.uk)



Important notice: All statements contained within this brochure have been provided in good faith and are understood to be correct. Anything contained within this brochure is not an offer of contract nor part of one. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers or tenants should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Flint Real Estate do not warrant that there are no connection charges inherent in the availability of services to the property. Prospective purchasers or tenants should obtain written confirmation prior to entering into any contract for purchase or lease. Brochure and photos prepared June 2026.