

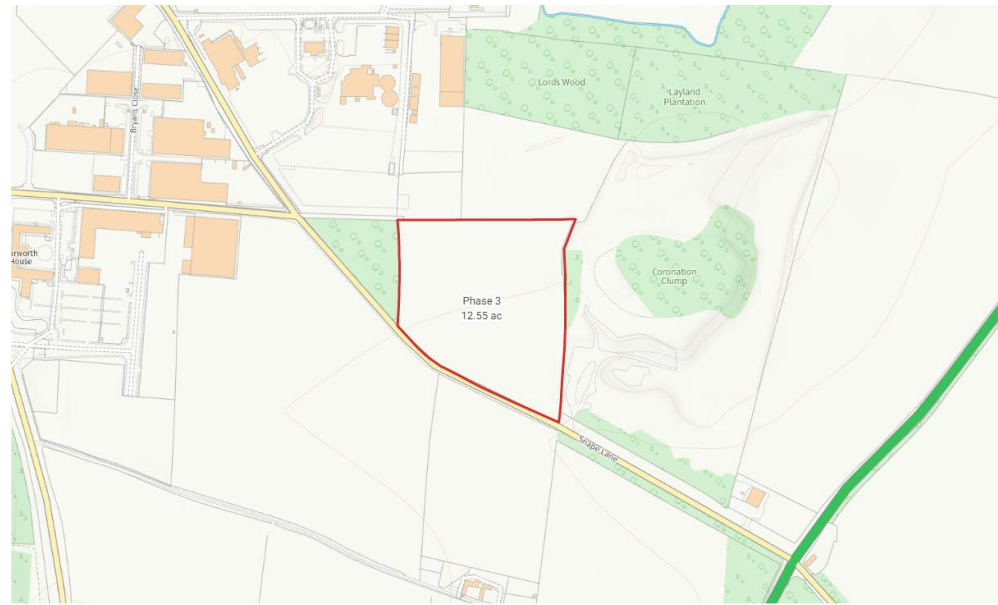
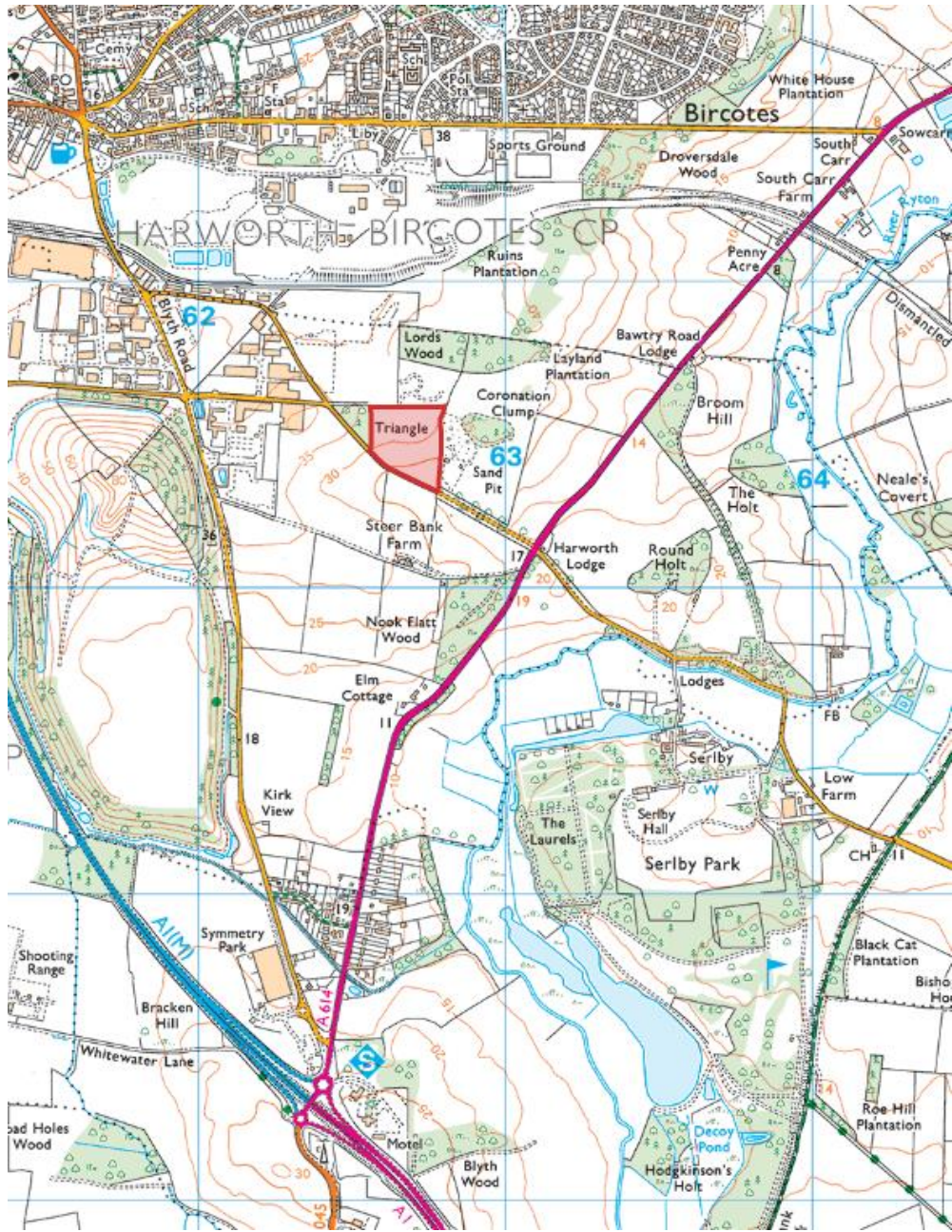
DEVELOPMENT OPPORTUNITY – c.12.55 Acres

Land at Snape Lane, Harworth, Doncaster, DN11 8RY

Outline Planning Permission for Employment Uses

FOR SALE





LAND AT SNAPE LANE, HARWORTH, DONCASTER

An opportunity to acquire a development opportunity extending to 12.55 Acres (5.08 Ha) or thereabouts, benefitting from an Extant Outline Planning Permission for employment uses.

INTRODUCTION

Mather Jamie are instructed as sole agents by the landowner to market a development opportunity located on Snape Lane, Harworth, which forms part of a larger site that benefits from Outline planning Application for an Employment Park Comprising of up to 235,000 sqm of B1(c), B2 and B8 Uses and Ancillary Development (granted on 14 March 2017) (ref: P/15/00971/OUT).

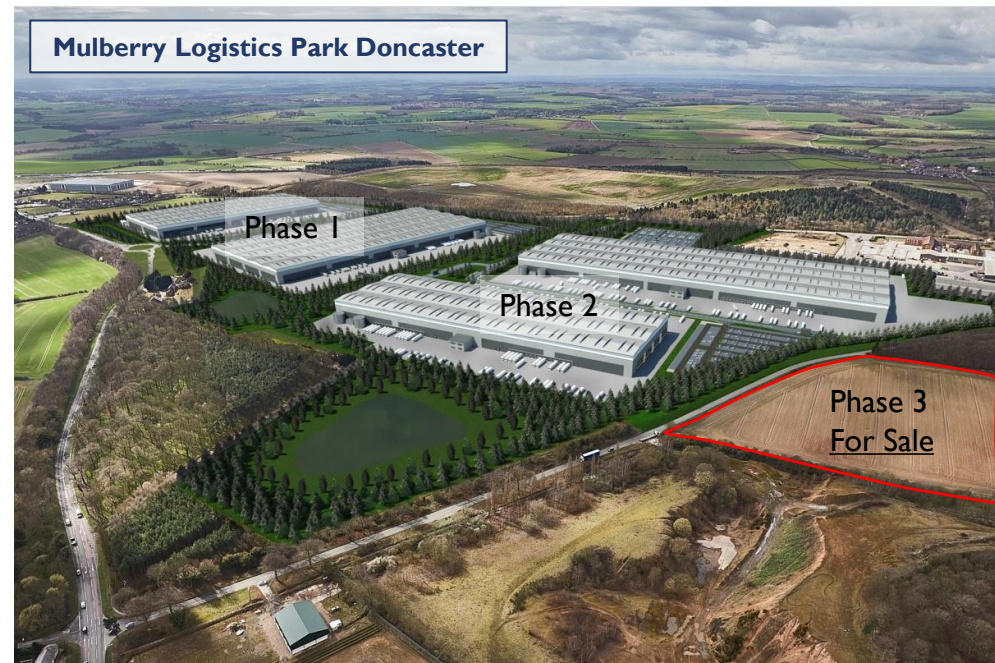
The site is located to the north of Mulberry Developments Logistics Park Doncaster, which is being delivered under Outline Planning Permission P/15/00971/OUT (19/00866/VOC). Mulberry have built out Phase 1, comprising of two industrial units totaling 1,136,742 sq ft. Both units are let to Eddie Stobart and have been built to a BREEAM 'Very Good' rating. Mulberry are currently marketing Phase 2 for sale, which offers the potential to deliver 1,161,000 sq ft across two units based on reserved matters planning permissions 22/00785/RES and 22/00787/RES.

Based on the limit of development totalling 235,000 sqm detailed within the outline planning permission, there is up to 21,533 sqm (231,779 sq ft) of development potentially available for Phase 3. A purchaser may pursue a reserved matters planning application for Phase 3, working within the parameters set by Outline Planning Permission 15/00971/OUT and 19/00866/VOC, or pursue a new planning application. Prospective purchasers are encouraged to seek planning advice on the site given the extensive planning history.

Mather Jamie are appointed to invite interest in respect of the Extant Planning Permission with alternative uses subject to planning also being considered. Unconditional offers for the sites freehold are preferred.

DESCRIPTION

The site extends to c.12.55-acres in total and comprises of arable farmland. The site is bounded to the south by Snape Lane and a former sand quarry to the east. A small copse of trees is located to the west and a distribution facility, operated by Walker & Son (Hauliers) is situated to the north.



LOCATION

Harworth is strategically located on the border of Doncaster and Bassetlaw district and within 1-mile of J34 A1(M), which provides onward connectivity to Doncaster, Sheffield and Nottingham.

DESTINATION	DISTANCE	TRAVEL
Doncaster	11-miles	22 mins
Sheffield	27-miles	35-mines
Nottingham	36-miles	55-mins
Leeds	43-miles	45-mins

PLANNING PERMISSION

The site benefits from Outline planning Application for an Employment Park Comprising of up to 235,000 sqm of B1(c), B2 and B8 Uses and Ancillary Development (granted on 14 March 2017) (ref: P/15/00971/OUT).

Based on outline planning permission limiting development to 235,000 sqm, there is up to 21,533 sqm (231,779 sq ft) of development potentially available for Phase 3. A purchaser may pursue a reserved matters planning application for Phase 3, working within the parameters set by Outline Planning Permission 15/00971/OUT and 19/00866/VOC.

The wider Harworth South development is subject to a large number of planning applications, but the applications relevant to the site for sale comprise: 15/00971/OUT, 19/00866/VOC, 21/00483/NMA and 23/00714/NMA. A planning application summary is available to download from the data room.

SECTION 106 AGREEMENT

The site is subject to a Section 106 Agreement dated 12th March 2021. All financial contributions have been funded by Phase 1 and Phase 2, but there is a requirement on Phase 3 for a Traffic Regulation Order. A copy of the Section 106 Agreement is made available via the data room (see planning permission 19/00866-VOC).

COMMUNITY INFRASTRUCTURE LEVY

The site is subject to Community Infrastructure Levy. The wider scheme CIL charge totals £2,000,000 according to approximate size of the units proposed. The CIL rate totals £15.00 m², less the relief provided to Phase 3 totalling £80,000.

Based on a development totalling 21,533 sq m (maximum allowed under the Outline Planning Permission) the CIL liability for Phase 3 would be as follows:

- Full CIL 21,533 sq m x £15/m² = £322,995
- Less relief of £80,000 = CIL Liability of £242,995

UTILITIES

The Vendor has instructed M-EC to undertake a Utilities Assessment Report of the site. The utilities report identifies the existing infrastructure which lies within the vicinity of the site. A copy of the report is made available via the data room.

GROUND INVESTIGATION

The Vendor has instructed Ivy House to undertake a detailed Phase I and Phase II Geo-Environmental Assessment of the site. A copy of the report is made available via the data room. The reports will be novated by way of letter of reliance to the purchaser upon completion for a sum to be agreed, which is payable by the purchaser.

DATA ROOM

A website dedicated to the sale can be found via the Link:

[Land at Snape Lane, Harworth – Data Room](#)

Please be aware that the data room requires users to log in and await authorisation which will be given as soon as possible following initial registration. **Please click 'No Account? Register here' and create an account to gain access.**

OVERAGE

Bidders are encouraged to indicate their tolerance to Overage in respect of the site, to potentially deal with an enhanced planning permission triggered by a change of use.

VALUE ADDED TAX

The Vendor has opted to tax the land for VAT and therefore VAT will be chargeable on the purchase price.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The site will be sold subject to, and with the benefit of all existing wayleaves easements, covenants and rights of way associated with the property whether detailed in this brochure or not.

BOUNDARIES

The Agent will make reasonable endeavors to specify the ownership of boundaries, hedges, fences and ditches, but will not be bound to determine these. The Purchaser will have to satisfy themselves as to the ownership of any boundaries.

LAND REGISTRY

The site is registered freehold title absolute under Land Registry title part of NT302743. A copy of the title plan and register are available within the data room.

AUTHORITIES

Water:	www.stwater.co.uk
Gas:	www.cadentgas.com
Electricity:	www.northernpowergrid.co.uk
Local:	www.bassetlaw.gov.uk
Highways:	www.nottinghamshire.gov.uk

TENURE

The land is offered for sale freehold with vacant possession available upon completion.

PLANS, AREAS AND SCHEDULES

The plans are for reference only. The red line on the photographs are for identification purposes only. The Purchaser shall be deemed to have satisfied him or herself as to the description of the Site.

VIEWINGS

Viewings of the site **must** be arranged with Mather Jamie in advance. Neither the Vendors nor the Agents are responsible for the safety of those viewing the site, and any persons taking access do so entirely at their own risk.



METHOD OF SALE

The Site is offered for sale as a whole by Private Treaty.

The purchaser is expected to cover the Vendor's reasonable legal costs incurred in the transaction.

ENQUIRIES

For further information regarding the site, please contact the selling agents, Mather Jamie Limited.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser



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IMPORTANT NOTICE

All statements contained in these particulars are provided in good faith and believed to be correct, but Mather Jamie for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Mather Jamie have no authority to make or enter into any such offer or contract. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Mather Jamie, for themselves or for the Vendors/Lessors. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and prospective Purchasers must satisfy themselves by whatever means necessary as to the correctness of any statements contained within these particulars.

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