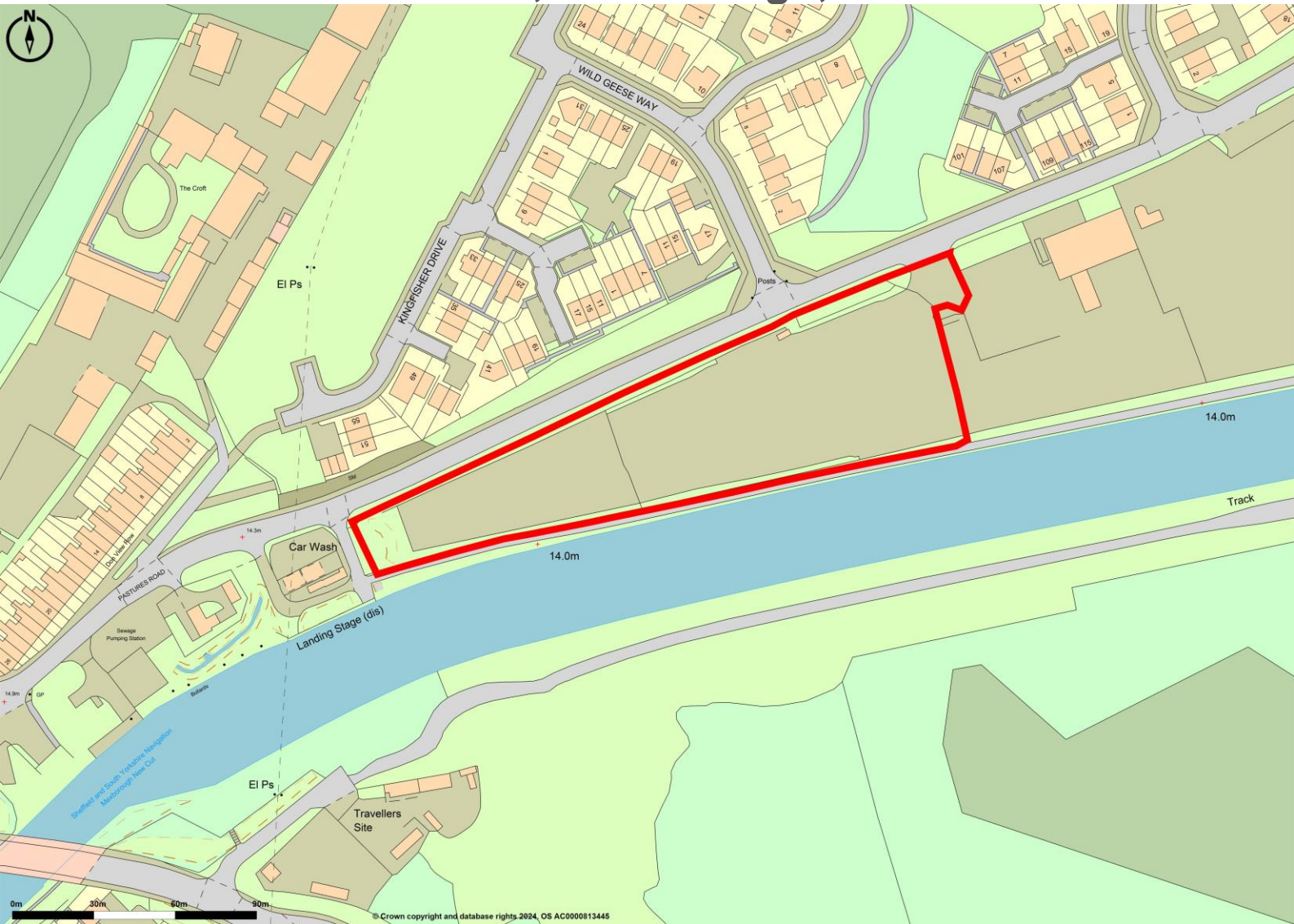


# For Sale

Land at Pastures Road, Mexborough, S64 0JJ



- Industrial/Open Storage Land For Sale
- Site Extends to Approximately 2.4 Acres (0.97 Hectares)
- Good Access to A630 and Subsequently A1(M)
- Suitable for a Variety of Uses, Subject to Planning
- Offers Invited for the Freehold
- Vacant Possession - Available Immediately



**Crosthwaite**  
**COMMERCIAL**

**T 0114 272 3888**

Hawk Works, 105A Mary Street, Sheffield S1 4RT

## LOCATION

The site sits to the east of Mexborough, fronting Pastures Road, off Doncaster Road. This provides the site with excellent access to the A630 at Conisbrough, leading to Junction 36 of the A1(M) approximately 4 miles to the east. Junction 2 of the M18 is approximately 7.5 miles to the east.

Doncaster City centre is situated approximately 7 miles to the north east and Rotherham Town centre is located approximately 8 miles to the south west.

## DESCRIPTION

This is a parcel of industrial land that is broadly rectangular in shape extending to approximately 2.4 Acres and has excellent visibility from Pastures Road.

The site is fairly level in its topography. Part of the site is surfaced and fenced on .

According to the Environment Agency website, the site lies within flood risk zone 3

## ACCOMMODATION

( All areas are approximate)

**2.4 Acres**

**0.97 Hectares**



## TITLE INFORMATION

The site is held Freehold under Title Number SYK235525.

Please note the title requires splitting, which will be done on completion.

## PRICE

Price on Application.

## PLANNING

The land is allocated as employment land in the adopted Doncaster Plan

The site is suitable for a variety of uses, subject to planning.

Interested parties are invited to make their own enquires with Doncaster City Council.

## SERVICES

We are informed that Electricity, Gas and Water supplies are all available at the edge of site from Pastures Road but these require reconnecting. We would advise all potential purchasers to make their own enquiries as to the suitability and availability of services.

## LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

## MONEY LAUNDERING

In order to comply with Money Laundering Regulations, purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

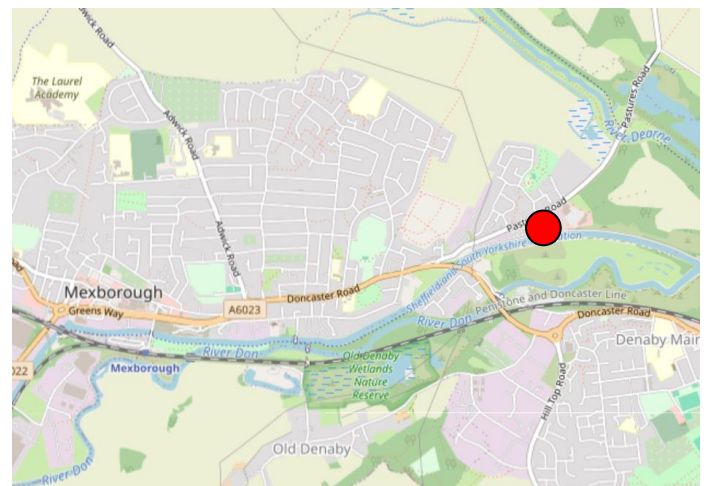
## VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

**Mark Holmes - Crosthwaite Commercial**

[mark@crosthwaitecommercial.com](mailto:mark@crosthwaitecommercial.com)

**07738 275 226**



**SUBJECT TO CONTRACT AND AVAILABILITY**

**July 2024**