



“Lakeside Boulevard” (Land Off) Winscar Road, Lakeside, Doncaster, DN4 5FA.

In Excess of £500,000

Development Opportunity

Freehold

The Approval:

An exciting opportunity to create a contemporary residential scheme in Doncaster's sought-after Lakeside area, featuring Fourteen modern apartments with excellent transport links and local amenities.

The scheme includes a mix of 1, 2 and 3-bedroom apartments with 24 parking spaces.

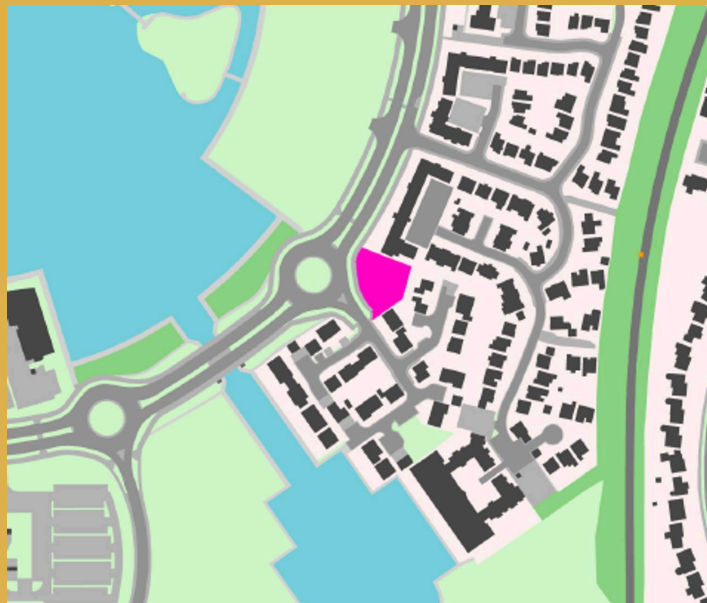
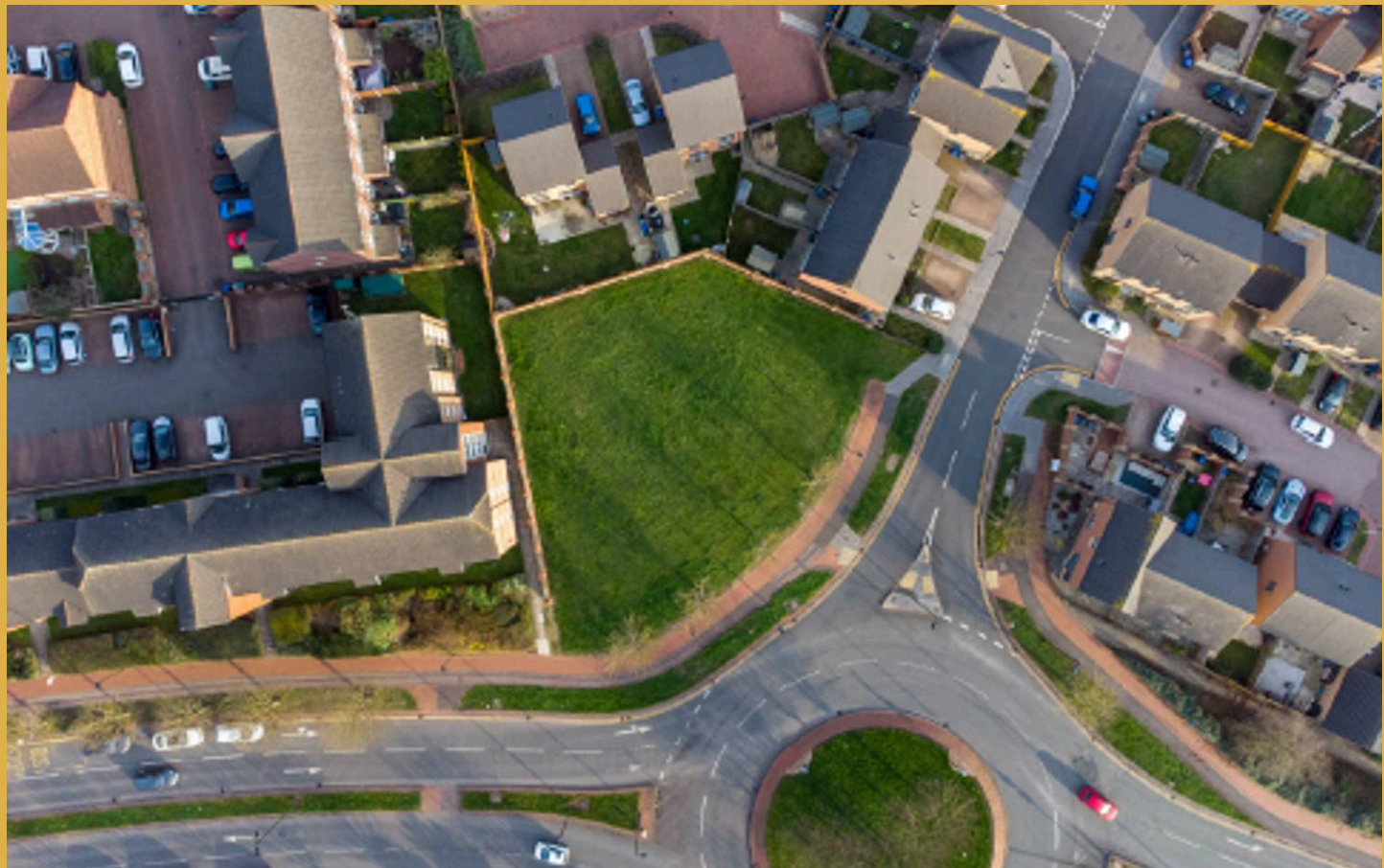
The Current Site:

Current Use: Green space, formerly a construction site compound for adjacent housing

Total Site Area: Approx. 1,032.75 SQM

Introduction Fee:

In consideration of the services provided by Allen Heritage, an introduction fee will be due upon any sales figure agreed that proceeds to completion. The introduction fee shall amount to £5,000 plus (VAT)



VAT: Was applicable to the owners when they bought the site so also applicable on the purchase.

Utility Connections: There are no current connections to the site

Cil/S106: The seller is not aware of any CIL or S106 liability to the purchaser

Restriction: The construction of a supermarket is prohibited

Council: Doncaster Borough Council

Planning Reference: 23/02532/FULM

Link To Planning Documents:

<https://planning.doncaster.gov.uk/online-applications/applicationDetails.do?keyVal=S57EIMFXGMOQ00&activeTab=summary>

Schedule Of Accommodation:

Flat 1. 96.4 Sqm- 3 Bed

Flat 2. 74 Sqm- 2 bed

Flat 3. 72.6 Sqm- 2 Bed

Flat 4. 50.6 Sqm- 1 Bed

Flat 5. 72.8 Sqm- 2 Bed

Flat 6. 78.3 Sqm- 2 Bed

Flat 7. 70.2 Sqm- 2 Bed

Flat 8. 51.6 Sqm- 1 Bed

Flat 9. 72.8 Sqm 2 Bed

Flat 10. 77.2 Sqm- 2 Bed

Flat 11. 51.6 Sqm- 1 Bed

Flat 12. 72.8 Sqm- 2 bed

Flat 13. 51.6 Sqm- 1 Bed

Flat 14. 72.8 Sqm- 2 Bed

GDV Appraisal Circa: £2,500,000

Rental Appraisal Circa: £11,000 PCM

The Information provided by Allen Heritage Limited has been given in good faith however all parties must undertake their own due diligence to satisfy themselves before placing a formal offer.

Viewings: The site can be easily viewed at roadside.

Prime Location, Lakeside, Doncaster:

The site occupies a **prominent corner position** at the roundabout junction of **Lakeside Boulevard and Winscar Road**, forming part of the Lakeside 'ring road.' The **scenic lake** is directly to the west, enhancing the sites appeal.

Local Amenities & Attractions

Lakeside Village Shopping Outlet – Over 45 well-known brand stores, plus dining options

Herten Triangle – Popular leisure and dining complex

Doncaster Dome – A major sports, fitness, and entertainment venue

Public Transport

Several **bus routes** operate near Winscar Road, providing access to Doncaster town centre and surrounding areas.

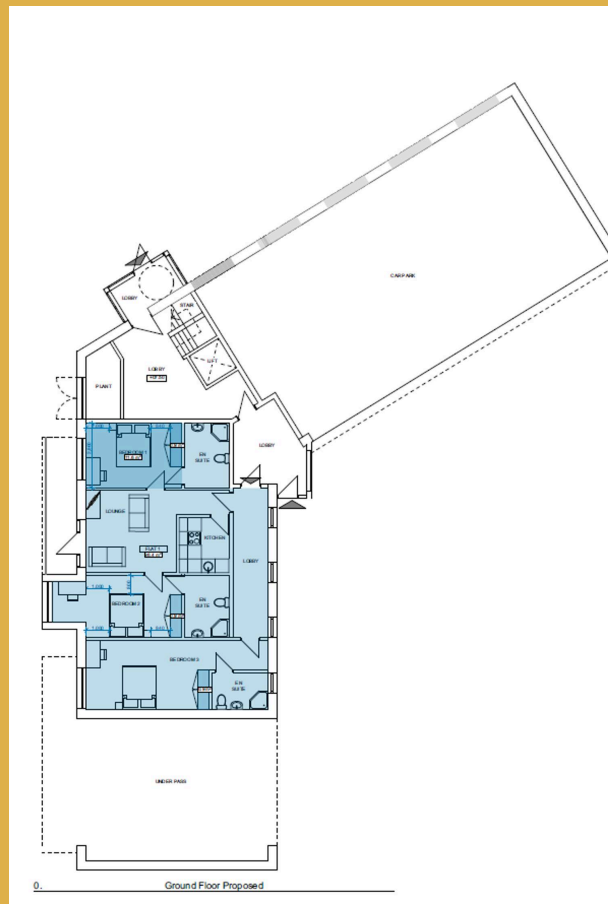
Doncaster Railway Station (Town Centre):

- Direct services to **London King's Cross (1h 35m)** and **Sheffield (20m)**
- Served by Northern, LNER, TransPennine Express, East Midlands Railway & Hull Trains
- Bus links from Lakeside Village connect to the station

Road Connections

A6182 (White Rose Way) – Dual carriageway linking Doncaster town centre to **M18 Junction 3**, providing access to **A1(M) and M1**

Great Yorkshire Way (A6182 Extension) – Enhances connectivity to the **south of Doncaster and the former Doncaster Sheffield Airport**



Floorplans:

Ground Floor

First Floor

Second & Third Floor

