

FREEHOLD

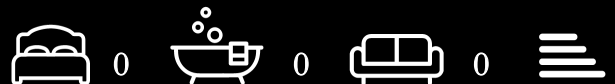


Land (EPC Rating:)

LAND ON THE SOUTH WEST SIDE OF
GREAT NORTH ROAD ROSSINGTON,
DON 11 0HT

£1

McLains
— ESTATE AGENCY —



0 Bedroom Land located in Rossington

Located in the charming area of Rossington, this expansive plot of land spans an impressive 4.9 acres, presenting a unique opportunity for potential development. Currently, the site is an empty canvas, devoid of planning permission, yet it is strategically positioned adjacent to a larger 38-acre plot that is in the process of applying for 600 flats. Furthermore, the local area has received planning approval for 3,500 houses, indicating a burgeoning demand for residential properties.

The forthcoming reopening of Doncaster Airport, backed by a substantial £160 million grant, is set to enhance the region's connectivity and appeal, making this an opportune time for investment. The airport, which was acquired in 2008, is expected to attract both business and leisure travellers, further stimulating local growth.

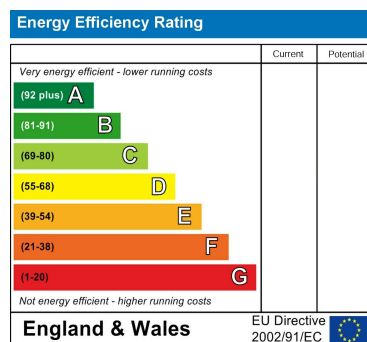
Rossington is not only about development potential; it is also surrounded by a wealth of local amenities. The Yorkshire Wildlife Park, a beloved family attraction, offers an exciting day out with its diverse range of animals and engaging activities. For those who appreciate nature, the Potteric Carr Nature Reserve provides serene walking trails and birdwatching opportunities. Additionally, the nearby Lakeside Village Outlet Shopping offers a variety of shops and dining options, perfect for leisurely weekends.

The DN11 postcode, encompassing areas such as Bawtry, Harworth, and Tickhill, is known for its affordability and strong transport links. With easy access to the A1(M) and M18 motorways, as well as direct train services to London King's Cross in under 90 minutes, this location is ideal for commuters. The property market here is diverse, catering to families, professionals, and retirees alike, which ensures a steady demand for housing.

Council Tax Band

Exempt

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.