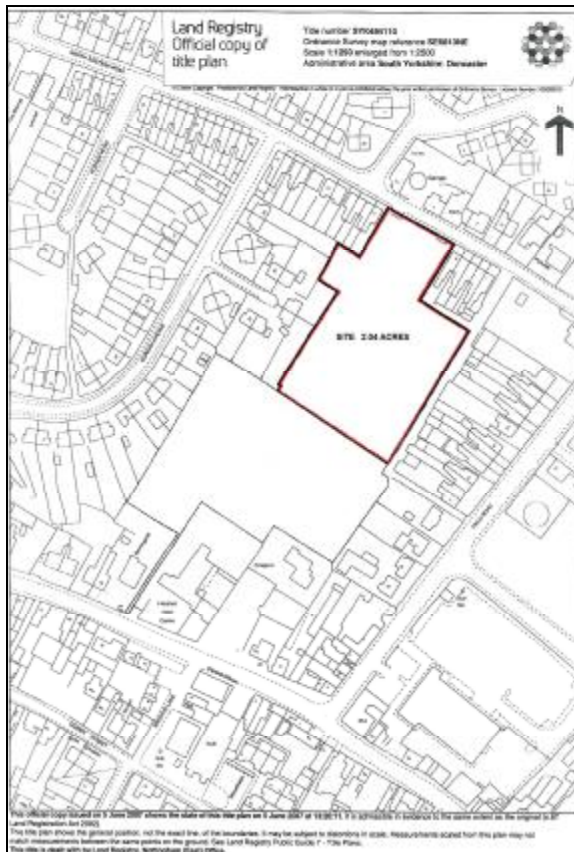


LAND AT NORTH EASTERN ROAD THORNE, DONCASTER, DN8 4AJ

- Fully consented scheme for 60 care beds and 18 two bedroom houses
- Planners would consider residential element to be varied into care use
- Set in approx. 2 acres bordering the Vermuyden Medical Centre
- Limited competition in the area
- Full demographic survey to support scheme
- Close to amenities

Offers in the region of £900,000



Location

Thorne is South Yorkshire market town, located 12 miles to the northeast of Doncaster and 19 miles west of Scunthorpe. Road links are excellent with the site lying just off the A614 which is the main road leading through Thorne, linking 2 miles to the south with the M18 and 4 miles to the north with the M62. The site itself lies to the south of North Eastern Road and adjacent to the recently constructed Vermuyden Medical Centre and within a short walking distance of the town centre with a wide range of amenities including a library, railway station and shops.

The Site

The site extends to approximately 0.82 hectares (2.04 acres) and is irregular in shape. The land was previously occupied by the Northfield First and Middle School.

The southern portion of the site has been designated for the 60 bed care home with the northern portion designated for 18 two bedrooms houses. Access to the site is off North Eastern Road.

Planning Permission

Full Detailed planning permission reference 10/01526/FULM was granted on 7th September 2010. The consent is for a two storey 60 bed nursing home and 18 no. dwellings. The consent is subject to 20 material planning conditions and a section 106 Agreement, details of which are outlined in the information pack, available on request.

Our client advises that Doncaster Borough Council would be amenable to a variation of the planning consent to allow for the residential element to be developed for a care use, whether that is another care home or an assisted living style development.

Demographics

A comprehensive demographic survey was undertaken by Savills on behalf of the vendors in December 2010. In the defined target area (15 minutes drivetime) the demographic and competition analysis shows there to be no modern purpose built care homes within the catchment area with the existing provision providing 87% single bed spaces and only 37% with an ensuite provision.

Method of Sale

The site is to be sold freehold. Sale will be by way of private treaty.

Tenure

Freehold.

Guide Price

Offers in the region of £900,000.

Viewing

All viewing appointments must be arranged via the vendors sole selling agents Savills. Please contact the selling agents for further details.

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DISCLAIMER

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