

Lot 9

Hawks Nest, Great North Road,
SCROOBY, near Bawtry, Retford, DN10 6AB

GUIDE PRICE: £1.1 MILLION PLUS



MAJOR NEW HOTEL/LEISURE AND PUBLIC HOUSE OPPORTUNITY

This overall site that measures approximately 4.6 acres (1.86 hectares) is regular in shape and of level topography. The site was granted full planning permission on 23rd January 2007 under ref 61/06/00097 to erect buildings to form a 30 bedroom hotel, a 7500 sq ft A3 Public House, a 2000 sq ft Pilgrim Fathers visitor centre and associated parking for 220 vehicles. The copies of planning permission and plans are available for inspection at the offices of the Auctioneers. The site offers potential to develop a larger hotel subject to obtaining any relevant planning consent that may be required. The site is well-located for the thoroughfare of traffic being bounded by the A614 to the East and the A618 to the West. There The site is being sold with full vacant possession and offers an excellent development opportunity.



LOCATION

The site is located just south of the North Nottinghamshire/South Yorkshire border adjacent to the A614 and A638 approximately 3 miles from A1 and ? of a mile from Bawtry with its local upmarket boutique shops and high end restaurants forming part of a picturesque town. Doncaster which is one of the principal commercial centres for the region, lies adjacent to the Junctions 3 and 4 of the M18 and Junctions 36 and 37 of the A1M. Rail services from Doncaster connect to London King Cross and major facilities include Frenchgate Centre and Centurian Retail Park. Additionally this particular site benefits from an ideal location being on the main trunk road to Doncaster International Airport which is only 3 miles distant.

ACCOMODATION

Site is clear and vacant and occupies an area of 4.6 acres (1.86 hectares).

TENURE

Freehold.

LOCAL AUTHORITY & TAX RATING

Basset Law District Council 01909 533533

POPULATION & EMPLOYMENT

Last recorded figures show that Doncaster had a district population 286,000 and we understand that Baltry has approximately 20,000 inhabitants. The general area has last recorded figures showing a 64% employment rate.

VENDORS SOLICITORS

Mr J Sutherland
Atherton Godfrey
8 Hall Gate
Doncaster
South Yorkshire DN1 3LU

01302 320621

j.sutherland@athertongodfrey.co.uk

VIEWING TIMES

By application to the site.
Please contact the Auctioneers prior to inspection.