

JLL®

unity
living
residential
opportunities

For Sale

Plot R1 // 11.8 Acres (Gross)

J5 M18 // Doncaster // South Yorkshire

Waystone
■■■■■

A DEVELOPMENT BY
 **Hargreaves
Land**



Unity is a new award-winning development covering an area of 250 hectares (618 acres) in Doncaster, South Yorkshire.

Unity is one of the largest regeneration and infrastructure projects of its kind in the UK and is delivering a mixed-use development of regional importance.

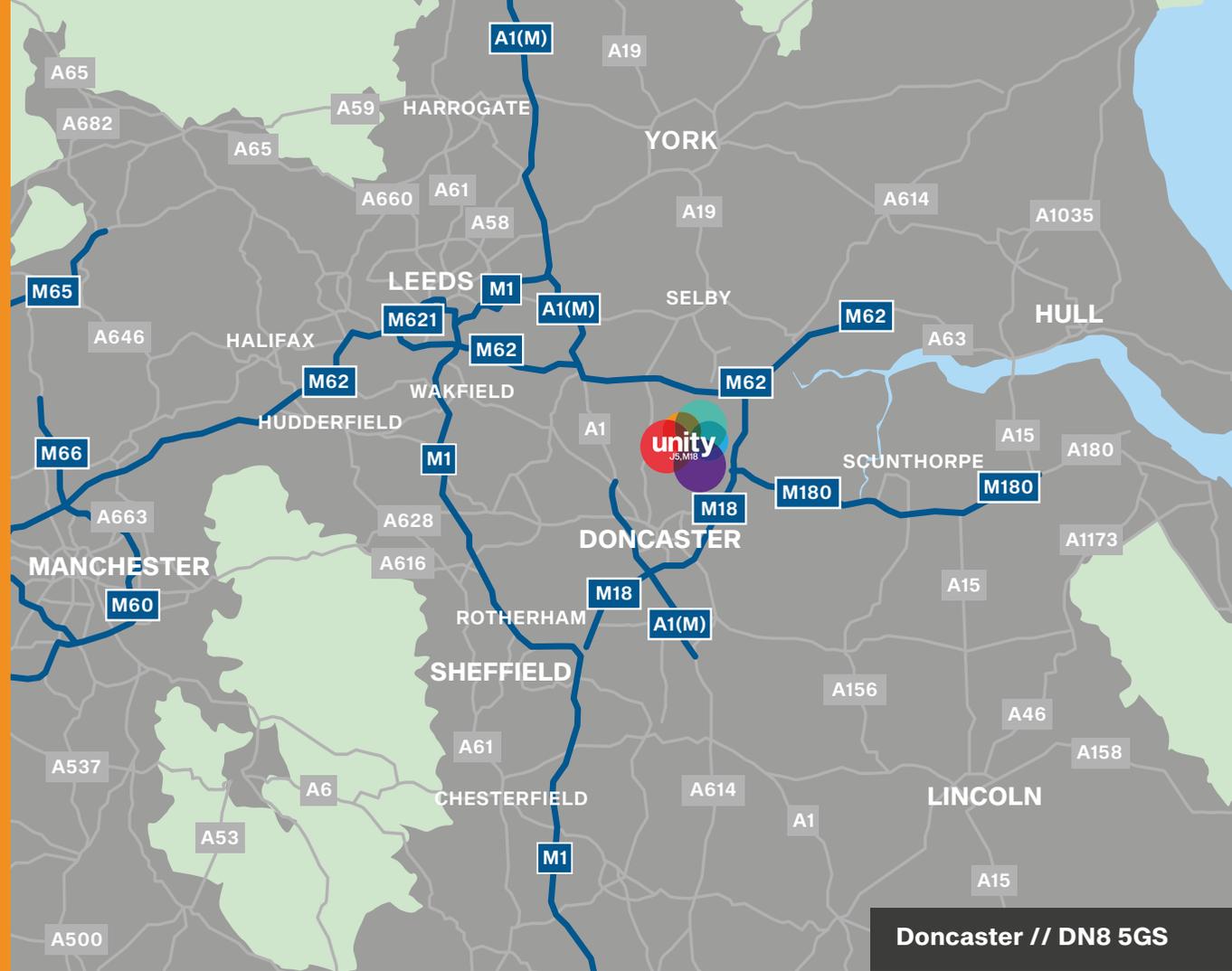
Following completion of development, Unity will provide over 3,000 new homes in a broad range of settings and styles, a new town centre, offline marina, school and transport hub. There are over 85 hectares (210 acres) dedicated to a variety of new commercial uses.

Location

Unity is situated in a prime strategic location on the eastern section of the M18/M180 motorway corridor, providing excellent access to the east coast ports at Immingham, Hull and Grimsby.

22 miles from Sheffield, 43 miles from York, 33 miles from Leeds, 61 miles from Manchester and 170 miles from London. The site has direct rail links to a number of destinations such as Sheffield, Scunthorpe, Grimsby, Rotherham and the Meadowhall Shopping Centre via Hatfield & Stainforth railway station.

Unity Way provides direct access to/from junction 5 of the M18 as well as Hatfield and Stainforth railway station which provides regular services and a 15 minute journey time to Doncaster East Coast mainline station.



Travel Times



Doncaster	16 mins
Sheffield	35 mins
Leeds	45 mins
Nottingham	1 hour
Birmingham	1 hour 40 mins
Liverpool	1 hour 50 mins
London	3 hours 20 mins

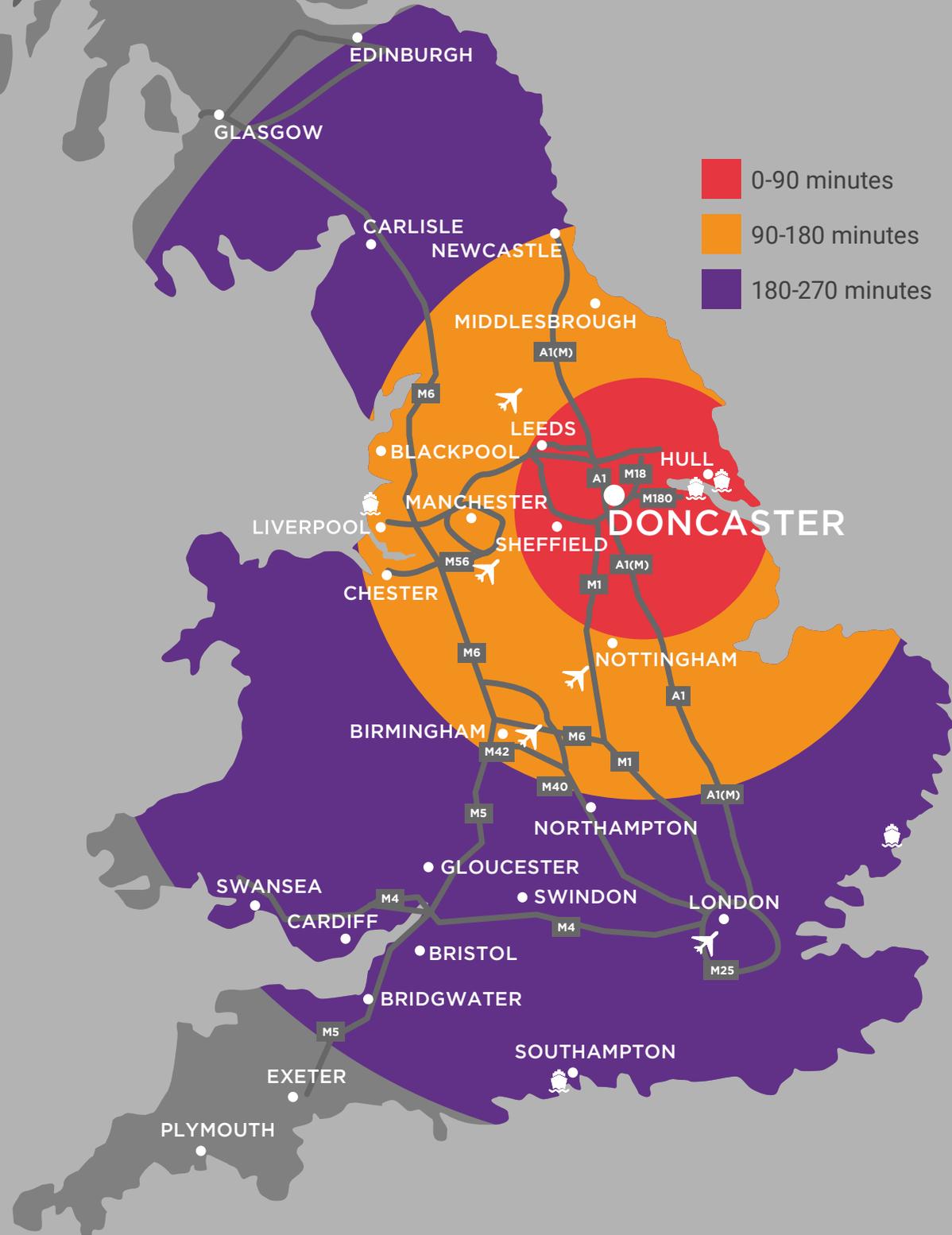


Leeds Bradford	1 hour
East Midlands	1 hour
Manchester	1 hour 25 mins
Birmingham	1 hour 30 mins
London Heathrow	3 hours



Immingham	40 mins
Hull	45 mins
Liverpool	1 hour 40 mins
Felixstowe	3 hours 20 mins
Southampton	4 hours

SAT NAV: DN8 5GS



Doncaster Demographics



**625 MANUFACTURING
BUSINESSES**



**1,570 CONSTRUCTION
BUSINESSES**



**1,240 WHOLESALE AND
RETAIL BUSINESSES**



**1,520 TRANSPORTATION
AND STORAGE BUSINESSES**



**1,586 BPFS AND
TECHNICAL BUSINESSES**



**1,221 ADMIN, INFORMATION
AND COMMUNICATION
SUPPORT SERVICE**



**DONCASTER'S GROWING
POPULATION CURRENTLY
STANDS AT 308,700 –
LARGER THAN SEVERAL
CITIES INCLUDING
NEWCASTLE, DERBY AND
SOUTHAMPTON**



**THE LARGEST
METROPOLITAN
BOROUGH COVERING
220 SQUARE MILES OF
OPPORTUNITY**



**DONCASTER'S ECONOMY
CURRENTLY SUPPORTS
10,090 BUSINESSES,
133,000 JOBS**



**RECORD LEVELS OF
INWARD INVESTMENT
IN THE LAST 3 YEARS –
£460M AND 4,000
JOBS CREATED**



**£5.2 BILLION
ECONOMY**



**THE MEDIAN GROSS
WEEKLY WAGE IS £479**



**ACCESS TO 11.6 MILLION
PEOPLE WITHIN A 30
MILE RADIUS**



**LABOUR FORCE
OF 191,300**



**UNEMPLOYMENT
RATE 4.7%**



APPROXIMATELY
40 HECTARES (100 ACRES)



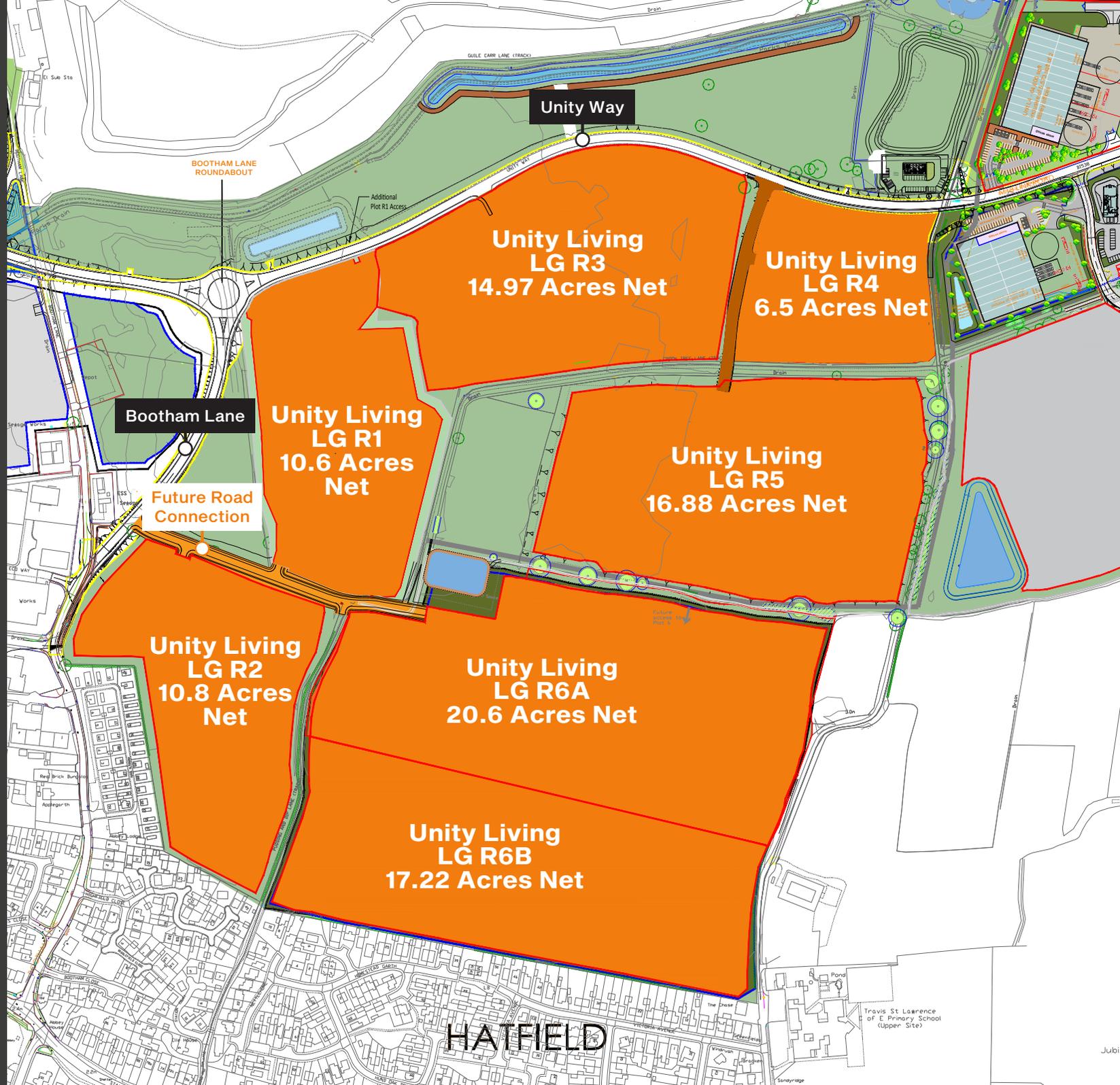
A NEW RESIDENTIAL
DEVELOPMENT



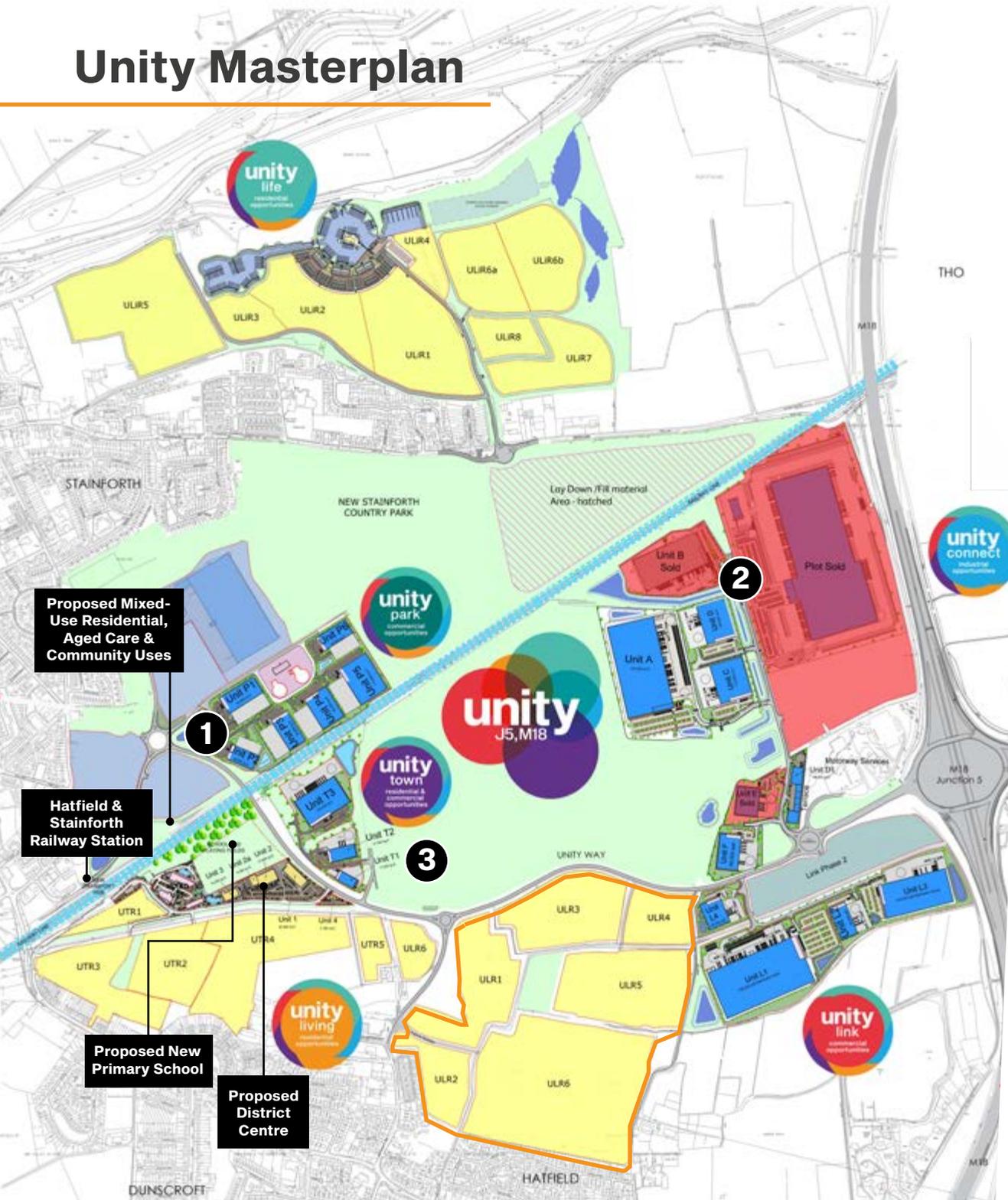
CONSENT FOR UP TO
1,100 NEW HOMES

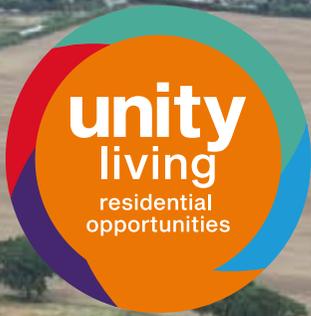


PRIMARY CONNECTION FROM THE
NEW "UNITY WAY" LINK ROAD.
POSSIBLE FUTURE SECONDARY
CONNECTION FROM BOOTHAM LANE



Unity Masterplan





Plot R1

Planning

**Part of outline planning permission
ref 15/01300/OUTA**

**Plot R1 extends to approximately
11.8 acres (gross) / 9.3 acres (net)**

**Affordable housing requirement
of 9% of the total dwellings**

**Note these are indicative areas and subject to
detailed plot/earthworks designs in the future**

Method of Sale

The subject site is for sale by way of Private Treaty; however we reserve the right to conclude the marketing by an Informal Tender process.

Offer Deadline

We are inviting offers on a conditional and unconditional basis by **12 noon on Thursday 30 November 2023**. An offer pro-forma will be provided within the data room, we ask interested parties to complete this in full as part of their offer submission.

Title

The property is registered at H M Land Registry with title number SYK637120.

The site will be sold with clean title and vacant possession.

VAT

We understand the site has been elected for VAT.

Contact

For further information, or to make viewing arrangements, please contact:



James Mohammed
james.mohammed@eu.jll.com
07833 451 943

James Hendry
james.hendry@eu.jll.com
07581 469 627

Services / Ground

The plot will benefit from connectivity to mains water, drainage and electricity.

In addition it will be delivered remediated and to set levels.

Further details of which are available in the dataroom

Further Information

Please refer to www.unity-doncaster.com to view/download all available documents, which include:

- Planning Application
- Site Location Plan
- Technical pack

The planning application can also be viewed by visiting the City of Doncaster Council Public Access website and searching by the planning application number 15/01300/OUTA.

Developer

Unity is a 50:50 joint venture partnership between Waystone and Hargreaves Land.



IMPORTANT NOTICE: JLL give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Updated March 2026.

Designed by:
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Marketing
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