



HJ Collection Ltd have completed a number of Permitted Development schemes across the North of England over the last few years and these have been finished to a very high standard, thus attracting the professional Tenant/Buyer.

This development is in the town of Doncaster, a historical market town, within South Yorkshire. Doncaster is renowned for its horse racing, rich railway heritage and it's wealth of Georgian and Regency architecture.



An introduction and...

EXECUTIVE SUMMARY



Doncaster is a town in Yorkshire, Northern England. Near the River Don, Doncaster Minster has a tall tower, stained-glass windows and a Schulze organ, plus a Roman wall on its grounds. Nearby, Doncaster Market has hundreds of indoor and outdoor stands and stalls, including the Corn Exchange, a grand Victorian shopping center.

The town itself has a population of 109,805. The Doncaster Urban Area had a population of 158,141 in 2011 and includes Doncaster and neighbouring small villages.

In 2004, Doncaster was granted Fairtrade Town status. In recent years, its centre has undergone redevelopment including the construction of an Education City campus, currently the largest education investment of its kind in the UK. Over the last few years the Doncaster Lakeside, which is home to the Doncaster Rovers ground, has undergone significant modernisation. The Frenchgate Centre, a shopping centre and transport interchange, has been extended to connect with the railway station and bus station.



The Waterdale area of the town centre is currently undergoing rejuvenation, with a new theatre (known as CAST), new civic offices and a new public square already having been completed. The old council house and civic theatre have been demolished and new housing is being constructed both in the town itself, opposite Doncaster Racecourse and in out of town suburbs.

Cleveland Street is situated in a prominent location in Doncaster town centre. The Development is close to the new Civic and Cultural Quarter, resulting in the residents benefiting from the continuous regeneration taking place in Doncaster.



Development overview

THE BIG NUMBERS

- 14 one bed apartments
- Purchase price: £670,000
- Development costs: £420,000
- Total costs: £1,090,000
- Value: £1,400,000

Once the development is completed it will contain 14 one bedroom apartments finished to an exceptionally high standard on the upper floors.

The ground floor space will consist of two modernised commercial units in a great location for passing trade in the vibrant town centre.

