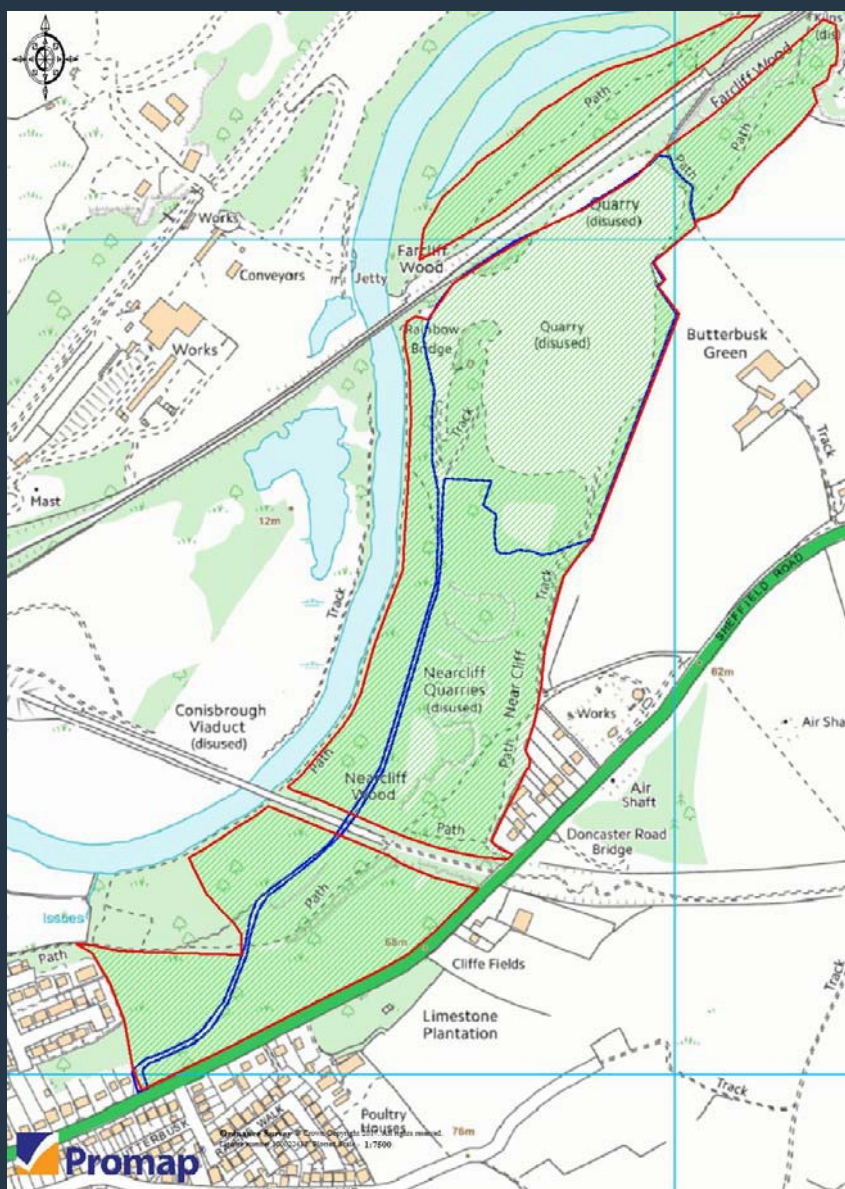


## For Sale

— Offers are invited for:  
Nearcliff Quarry, Sheffield Road,  
Conisbrough, Doncaster DN4 9RS

- 73.4 acres of Freehold surface & mineral interest
- 24.3 acre limestone quarry and 49.1 acres of woodland
- 828,000 tonnes of limestone quarry waste and 200,000 tonnes of dolomite limestone
- Potential residual leisure uses, subject to planning
- Valuable riverside and woodland amenity
- Located 1 mile from Junction 36 A1(M)



Location

Nearcliff Quarry is situated 4.1 miles to the west of Doncaster between the settlements of Conisborough and Warmsworth.

Description:

The site extends to 73.4 acres of which 24.3 acres is a silent limestone quarry (coloured red on plan) containing imported quarry waste from Cadeby Quarry. Limestone waste was last sold from Nearcliff Quarry between 1967 and 1973. The remaining area comprises woodland part of which is covered by an SSSI.

Tenure:

The surface and minerals interest is held freehold.

Mineral reserves

828,000 tonnes of quarry waste for use as low grade aggregate and 200,000 tonnes of dolomite limestone.

We have been unable to verify these reserves, any purchaser must make there own investigation.

Services

We understand the subject property is not connected to any services.

Flood Risk

From a review of the Flood Hazard Mapping on the Environment Agency (EA) website, the site is located within an area considered to be at 'Very' low risk of fluvial flooding (from rivers and the sea) and varies from 'Very Low' to 'High' risk areas of flooding from surface water sources.

Risk Classification:

**Very Low**, with the chance of flooding in any year is less than 1 in 1000 (0.1%).

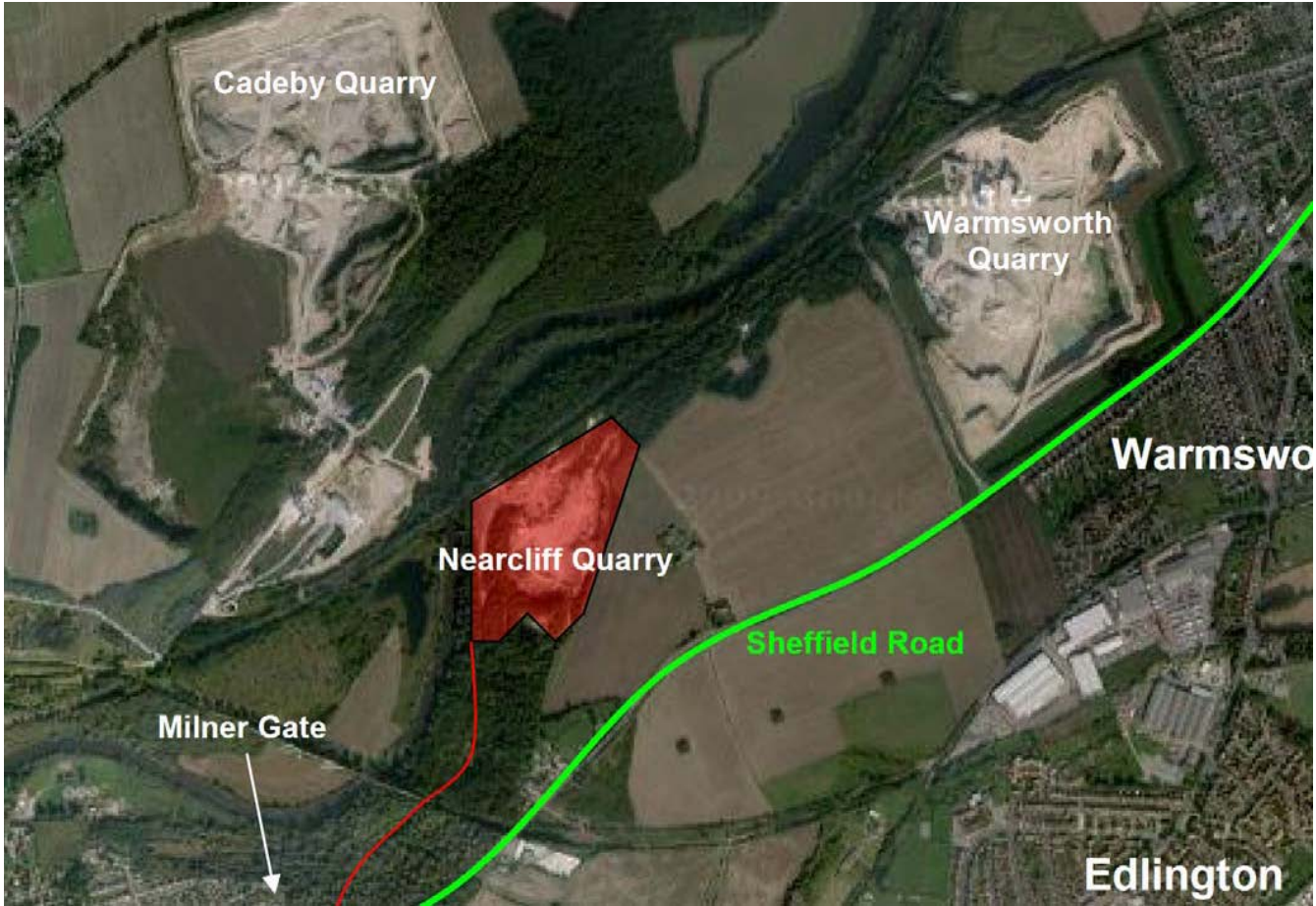
**Low**, with a chance of flooding in any year between 1 in 1,000 (0.1%) and 1 in 100 (1%).

**Medium**, with a chance of flooding in any year between 1 in 100 (1%) and 1 in 30 (3.3%).

**High**, with a chance or flooding in any year greater than 1 in 30 (3.3%).

Planning

The site is allocated within Doncaster's Unitary Development Plan (UDP) as Green Belt land and as a Derelict Land Reclamation Site.





A resolution to grant Planning permission (No. 07/00261/MINA) was granted at committee on the 22nd May 2007 for the reclamation of quarry subject to a number of conditions and a Section 106 agreement. Key planning conditions are summarised below:

- No blasting will be undertaken without the prior agreement of the authority.
- Operating hours shall be 07:00 to 18:00 Mondays to Fridays and 7:00 to 13:00 hours Saturdays and a no time on Sundays or bank and national holidays.
- Planned restoration to woodland and formation of a calcareous grassland with a 15 year after care period.
- Extraction shall end by 21st September 2018 (8 year life).
- The maximum depth of extraction shall be 34 metres above Ordinance Datum.
- No mineral or waste

extraction shall take place until the access road improvements have been made and a scheme for a traffic signal control system implemented.

- HGV's leaving the site per day shall not exceed 36.
- Prior to mineral and waste extraction commencing a footpath along the length of the haul road shall be demarked by wooden posts.
- No material shall be imported onto the site for restoration purposes.

Completion of a Section 106 agreement relating to the following matters:

- A) 15 year after care period .
- B) Dedication of an area of woodland to replace woodland lost in site entrance improvements.
- C) An acoustic fence shall be erected between the quarry haul road and the neighbouring property at

the site access.

- D) Implementation of a traffic management strategy.
- E) Setting up a restoration bond to ensure quarry restoration is financially secured.

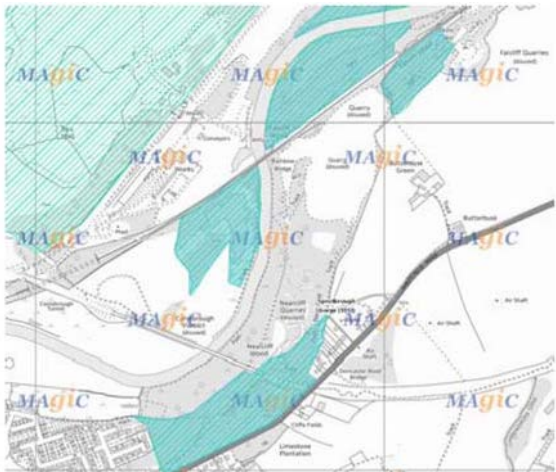
**It should be noted that the Section 106 agreement has not yet been agreed.**

**SSSI:**

Three areas of woodland within the site are designated Sprotbrough Gorge SSSI which comprises ancient broadleaved woodland and a number of flashes located beside the River Don. These are shown hatched blue on the plan below.

**Alternative leisure uses**

The well located property would potentially lend itself to a number of alternative leisure uses, subject to planning, following completion of the restoration project. Parties are requested to make their own enquiries of the local planning authority.



Alex Sweetman  
0113 280 8003  
alex.sweetman@gva.co.uk

Chris Lockwood  
020 7911 2884  
chris.lockwood@gva.co.uk

Property ref  
gva.co.uk/12138

Terms

Offers are invited on an unconditional basis for the Freehold interest of the site.

Offers/ bids are to be received in writing to Alex Sweetman GVA , 1st Floor, City Point, 29 King Street, Leeds LS1 2HL, Alex.sweetman@gva.co.uk

VAT

The sale will be subject to VAT at the prevailing date.

Inspection

To be organised with Alex Sweetman, 0113 280 8003,

Legal Fees

To be bared by each party.

Cost

Each party to be responsible for their own costs incurred on the transaction.

Our offices:

- Birmingham
- Bristol
- Cardiff
- Dublin
- Edinburgh
- Glasgow
- Leeds
- Liverpool
- London
- Manchester
- Newcastle

