



2 Victoria Road, DN4 0LZ

£300,000 Offers In Region Of
Tenure Leasehold

- NO CHAIN
- GREAT ACCESS TO TOWN AND MOTORWAY

Landmark Development Opportunity – Former Public House with Planning Application Submitted

An exceptional opportunity to acquire a substantial former public house occupying a prominent position just minutes from Doncaster City Centre. Offering significant redevelopment potential, this impressive building presents an exciting prospect for developers, investors and property companies looking to deliver a high-quality residential scheme in a well-connected and increasingly sought-after location.

Planning application 25/01648/FUL has been submitted for the redevelopment of the property into a mixed-use scheme incorporating residential accommodation. The proposed plans have been thoughtfully designed to maximise the building's size, character and layout, creating an attractive development that blends modern living with the charm of the original building. Interested parties are advised to make their own enquiries with the Local Planning Authority regarding the current status of the application.

The scale of the property offers fantastic flexibility, with the proposed accommodation featuring spacious open-plan living areas, contemporary kitchens, generous bedrooms and stylish bathrooms. Practical additions such as basement storage, cycle facilities and communal spaces further enhance the appeal, creating an attractive environment for future residents while maximising the development's long-term value.

Perfectly positioned within easy reach of Doncaster City Centre, the railway station, local shops, restaurants and excellent motorway links, the location is ideally suited to meet the growing demand for quality residential accommodation. Its accessibility makes it an excellent choice for professionals, commuters and tenants alike, providing strong investment credentials.

Whether your vision is to create an exclusive residential development for resale, establish a high-performing rental investment or add a standout project to your development portfolio, this property offers the perfect foundation. Opportunities to acquire buildings of this size, character and potential in such a prime location are becoming increasingly rare.

Development Highlights

Prominent former public house with outstanding redevelopment potential.

