



**unity
town**

Doncaster
DN8 5GS

New Retail Opportunity

Approximately 30 hectares
(70 acres)

JUNCTION 5, M18

Waystone
■■■■

A DEVELOPMENT BY
**Hargreaves
Land**

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 and is in close proximity to Doncaster Sheffield Airport.

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.

A new link road ('Unity Way') was opened in December 2020 and provides 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.

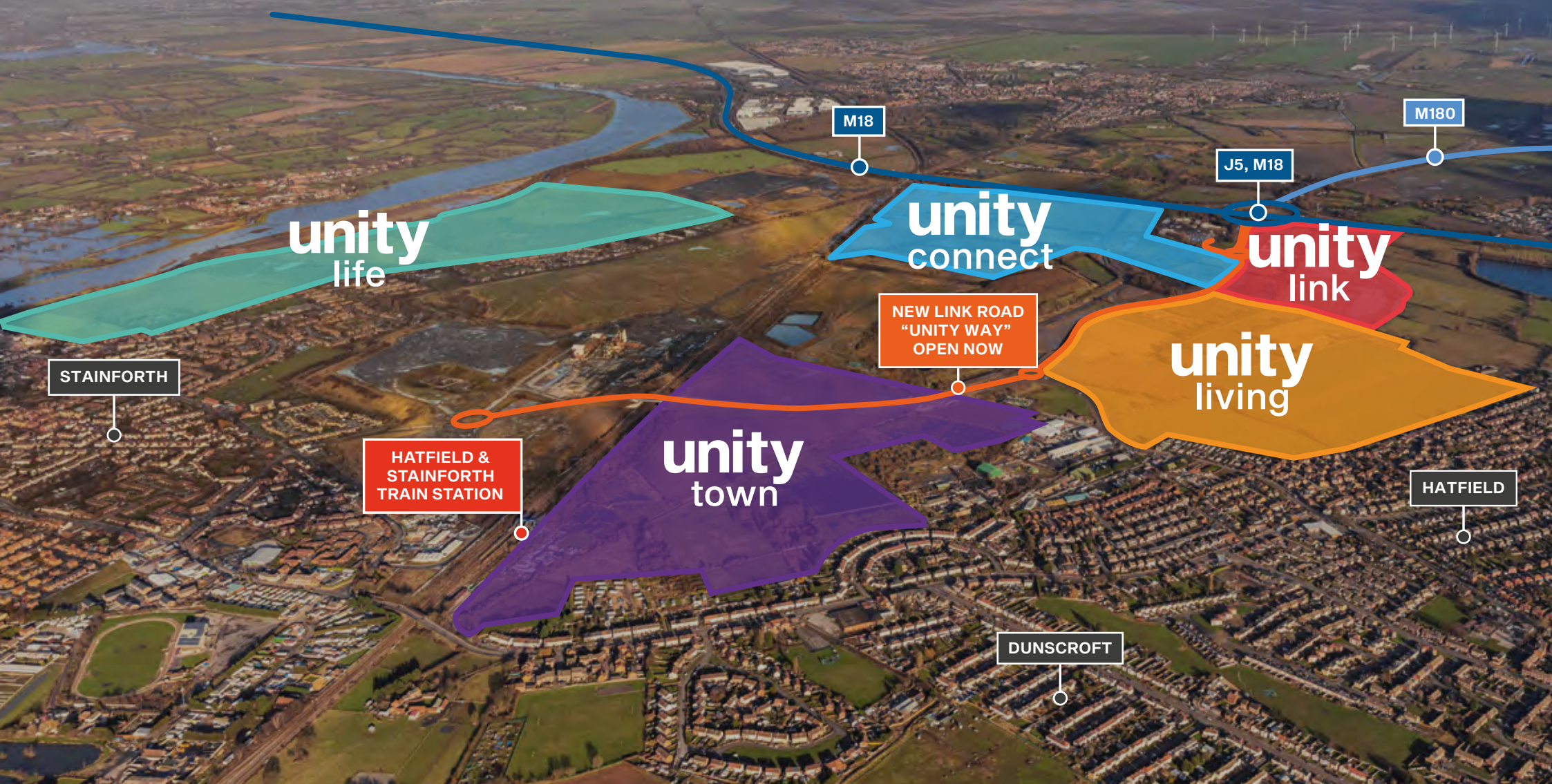
TRAVEL TIMES BY CAR

J5 M18	2 mins
Hatfield	4 mins
Thorne	10 mins
Doncaster	18 mins
Scunthorpe	30 mins
Sheffield	44 mins
Leeds	53 mins
Hull	1 hr

Source: Google Maps



About Unity



unity
life

unity
connect

unity
link

unity
living

unity
town

STAINFORTH

HATFIELD &
STAINFORTH
TRAIN STATION

NEW LINK ROAD
"UNITY WAY"
OPEN NOW

DUNSCROFT

HATFIELD

M18

J5, M18

M180

HATFIELD &
STAINFORTH
TRAIN STATION

unity town

NEW LINK ROAD
“UNITY WAY”
OPEN NOW

About Unity Town

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

Unity will provide over 3,000 new homes, a new offline marina, school, transport hub, industrial/logistics/commercial park, and a new town centre. It is anticipated that **over £90m will be injected into the local economy over the next 20 years** and a range of new employment opportunities will create 7,000 jobs. More information can be found on the Unity website – www.unity-yorkshire.com

Unity Town comprises c.60 acres benefitting from **outline planning permission for c.60,000 sqft of retail accommodation**, c.500 residential homes, a healthcare, retirement and education provision, and a new transport hub adjacent to the existing railway station.

Direct access to Unity Town from the New Link Road now open providing a 2.9km (1.8m) route from junction 5 of the M18 to Hatfield, Dunscroft and Stainforth.

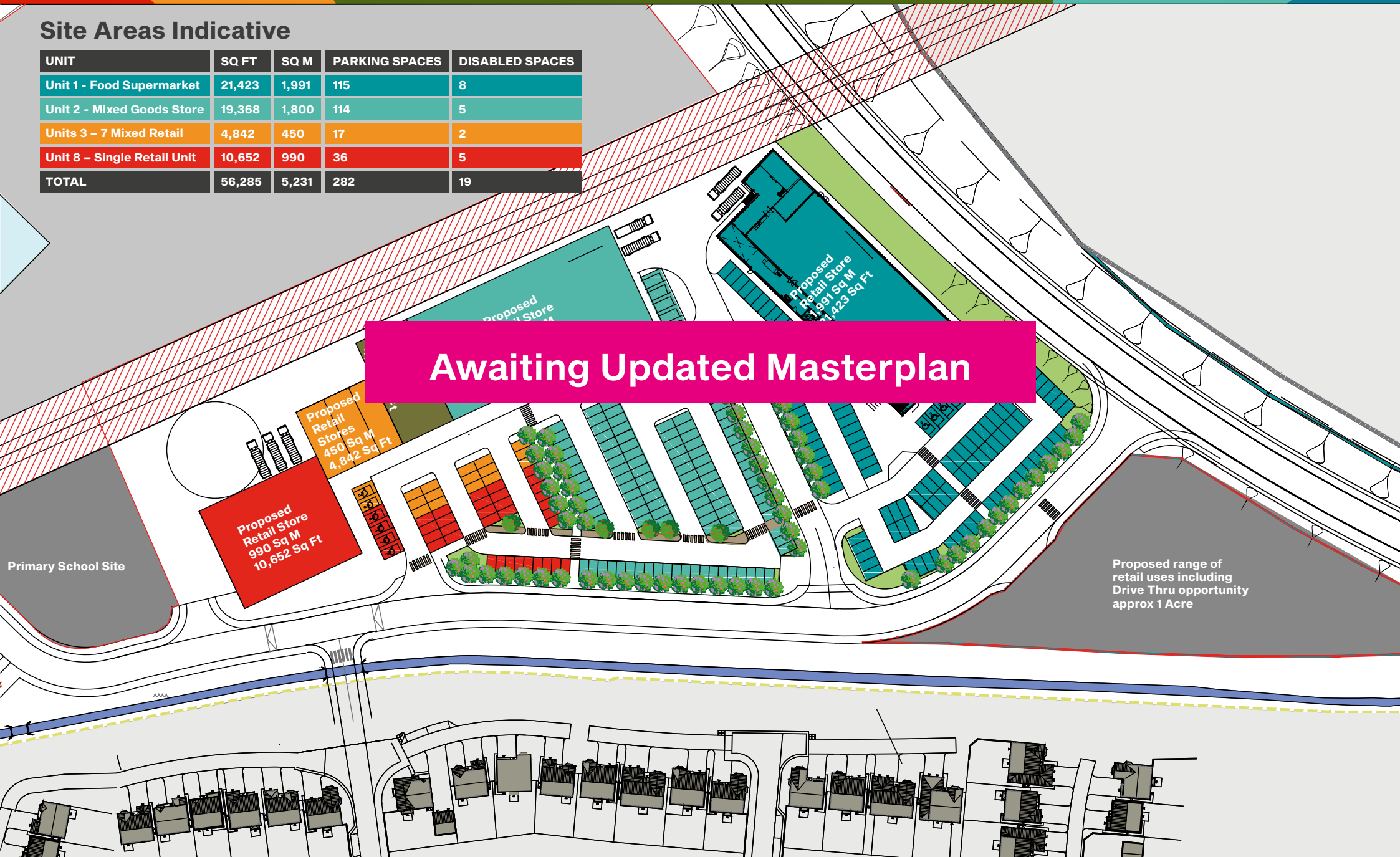
unity-yorkshire.com

Site Plan

Site Areas Indicative

UNIT	SQ FT	SQ M	PARKING SPACES	DISABLED SPACES
Unit 1 - Food Supermarket	21,423	1,991	115	8
Unit 2 - Mixed Goods Store	19,368	1,800	114	5
Units 3 – 7 Mixed Retail	4,842	450	17	2
Unit 8 – Single Retail Unit	10,652	990	36	5
TOTAL	56,285	5,231	282	19

Awaiting Updated Masterplan



Demographics



**DONCASTER'S GROWING
POPULATION CURRENTLY
STANDS AT 310,500 – LARGER
THAN SEVERAL CITIES
INCLUDING NEWCASTLE,
DERBY AND SOUTHAMPTON**



**£5.2 BILLION
ECONOMY**



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



**UNITY AIMING TO
DELIVER 7,000 NEW
JOBS TO THE REGION**



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



**OVER 3,000 PROPOSED
NEW HOUSES**

unity

J5, M18

Contact

For further information, please contact our agents:



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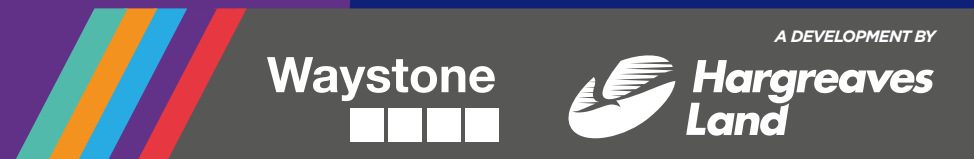
**Doncaster
Council**



**Sheffield
City Region**

Developer

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



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