



# Hatfield Power Park

Up to 88 acres for commercial development

J5 / M18 / Doncaster / S.Yorkshire





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# LOCATION



## KEY TRAVEL TIMES

Hatfield to:	Miles	KMS	Drive Time (Approx. Mins)
Doncaster	7	11	18
Scunthorpe	22	35	30
Sheffield	30	48	41
Leeds	38	61	48
York	29	47	53
Bradford	46	74	58
Manchester	73	117	1h 29
Birmingham	103	166	1h 51
London	179	288	3h 18

## PRIME LOCATION

Hatfield Power Park is ideally located close to Junction 5 of the M18 with quick and easy access to the main arterial M1 and A1 links. Local airports including Doncaster and Leeds-Bradford can be reached within an hour's drive and the site also benefits from freight and passenger rail that runs parallel to the Power Park.

The new link road will also significantly improve the connectivity to local conurbations in addition to the direct connection to the M18 Motorway at Junction 5.



# MASTER PLAN



02



## Master Plan

With an award winning track record in revitalising reclaimed Brownfield sites across the UK and Europe, Waystone is well equipped to deliver a new scheme at Hatfield Power Park for major industrial and commercial trading. Proposed accommodation for up to eighty acres will be well served with new features, potentially including a unique recycling process giving particular benefits to users requiring large heat and power requirements. It is planned to link Hatfield Power Park with a new distribution road connecting to Junction 5 and the M18.

## What Can Hatfield Offer You?

The development has planning permission for B1, B2 and B8 uses covering 88 acres (excluding the Colliery and Power Station) and will provide highway and environmental improvements to the area.

Hatfield Power Park is able to provide opportunities and synergies for industries and technologies with operational requirements that cannot be served within a more traditional business and industrial park.

Flexible turnkey solutions are available to end-user specification with leasehold or freehold options.

Plot and building size are flexible.



KEY 	Plot	Acres	(Hectares)
	1	1	0.40
	2	1.3	0.53
	3	3.2	1.3
	4	0.6	0.24
	5	1.4	0.57
	6	10	4.1
	7	26	10.5
	8	16.4	6.6
	9	10.6	4.3
	10	5.1	2.1
	11	Powerfuel	





Hatfield Power Park

M18

Moto Service Area

J5

New Link Road

Hatfield Business Park



# MASTER PLAN



Hatfield Power Park

04

New Link Road

Moto Service Area

M18

Sheffield

Hull

J5

M180



AERIAL



"Hatfield Power Park will provide opportunities and synergies for industries and technologies with operational requirements that cannot be served from a more traditional business and industry park"

**Stuart McLoughlin**  
Managing Director, Waystone Limited



For more information visit:

[www.waystone.co.uk](http://www.waystone.co.uk)



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