



Birchwood, Hurst Lane, Finningley, Doncaster DN9 3NW

A prospective residential site presenting a fantastic opportunity for the new purchaser

For Sale by Private Treaty

House, Paddock and Woodland extending to 4.84 acres with a further 4.46 acres of woodland available separately

Guide Price:

£525,000 for the House, Paddock & Woodland

£100,000 for the additional Woodland

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LOCATION & DESCRIPTION

Birchwood, located off Hurst Lane, Doncaster is situated 5.8 miles south east of Doncaster and 4 miles north of Bawtry, in the county of South Yorkshire. The property is located in a scenic and sought after area and benefits from access directly from Hurst Lane.

The property offers opportunities for a purchaser to create something unique and suited to their lifestyle whether through renovation, extension or redevelopment (subject to the relevant planning consents).

Plan

The property known as Birchwood is shown on the attached plan edged and hatched red extends to 4.84 acres with a further block of woodland available by separate negotiation edged and hatched blue covering 4.46 acres.

SERVICES

Mains water and mains electricity connections are available on site. Any prospective purchasers are advised to make their own enquiries with the relevant providers.

POSSESSION AND ENTRY

The tenure of the property is understood to be freehold. Vacant possession will be available upon completion.

DEVELOPMENT OVERAGE

The paddock adjacent to the property will be subject to a Development Overage of 30% of the uplift in value from its existing use and this will be for a period of 50 years.

LOCAL AUTHORITY

City of Doncaster Council, Civic Office, Waterdale, Doncaster, DN1 3BU. Telephone 01302 736000.

<https://www.doncaster.gov.uk>

THIRD PARTY RIGHTS

The subjects are sold together with, and subject to, all existing rights of way, servitudes, wayleaves, minerals, timber and others whether contained in the Title Register or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///ankle.larger.agreeable

VIEWINGS

To arrange to view the property, please contact our office on 01302 574714.

HEALTH & SAFETY

Parts of the property, particularly the house and buildings are in a dilapidated state and care should be taken when inspecting the property.

We ask that prospective purchasers wear appropriate PPE when on site.

METHOD OF SALE

The property is offered for sale by private treaty although the vendor reserves the right to conclude the sale by any other method.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations (as amended) we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes.

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Any potential purchaser should not rely on these details as statements of fact and should satisfy themselves by inspection, survey or such other means as they may require to ensure their correctness. Neither the vendor, or Cooper Rural accept any responsibility for any error contained in these particulars. 3. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 4. The subjects are sold together with and subject to all existing rights of way, wayleaves and other rights whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.





PLANNING & REDEVELOPMENT

James Eagle of Hylozoic Architects obtained Pre-Application advice from Doncaster Council under reference 20/O1360/PREAPP whereby the “informal advice is to seek the provision of a single dwelling which would be more sympathetic in terms of plot size and would also allow the provision of suitable parking and landscape mitigation”.

A copy of the application can be obtained from the Selling Agents.

To discuss the element at any length then please contact James on the details below:

Hylozoic Architects Ltd

info@hylozoic.com

+44 7773 175244



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Birchwood, Hurst Lane - For Indicative Purposes Only

