

AGENTS NOTES:

TENURE - FREEHOLD. The owner has informed us the land is Freehold.

VIEWINGS - On-site visits are strictly by prior appointment with horton knights estate agents. Please note horton knights do not take any responsibility for any injury or loss resulting from visiting the site.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

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Land Cedar Avenue, Mexborough, South Yorkshire, S64 9RT



An exciting development opportunity for a developer/speculator, a small development of 3 contemporary styled 3 storey 4 bedroom town houses with parking full planning passed.

This opportunity is rare to the market, the site measuring approx. 0.15 acres (0.06 ha) has full planning permission granted (15/00810/FUL) for the construction of 3 large town houses. The site has already been dug out, footings completed and signed off by building control, which means they are ready to go. The town houses will offer fashionable living in this popular residential area, and we expect once completed demand will be high. Mexborough is a small town located between Doncaster and Rotherham with good road links to the A1/ M18 and M62. Viewing via the sole selling agents.

Offers Over £200,000



Site Plan

Proposal Erection of 3 townhouses on approx 0.06 ha of land including dropped kerb to facilitate new vehicular parking

Location Land Adjacent 43 Cedar Avenue Mexborough S64 9RT

Dated 2nd June 2015

Doncaster Metropolitan Borough Council acting as the Local Planning Authority, has considered your application described above and has decided to **GRANT PERMISSION** subject to the following **CONDITIONS/DIRECTIVES** as set out below. Your further attention is drawn to any informatives attached thereafter.

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

01. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.
REASON

Location Plan