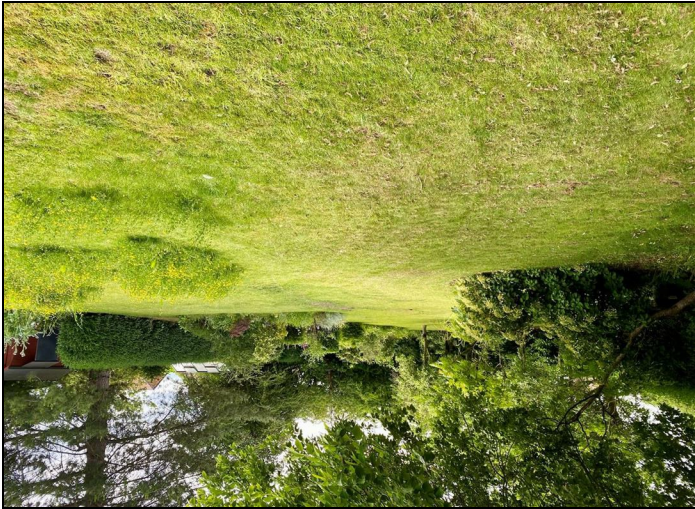
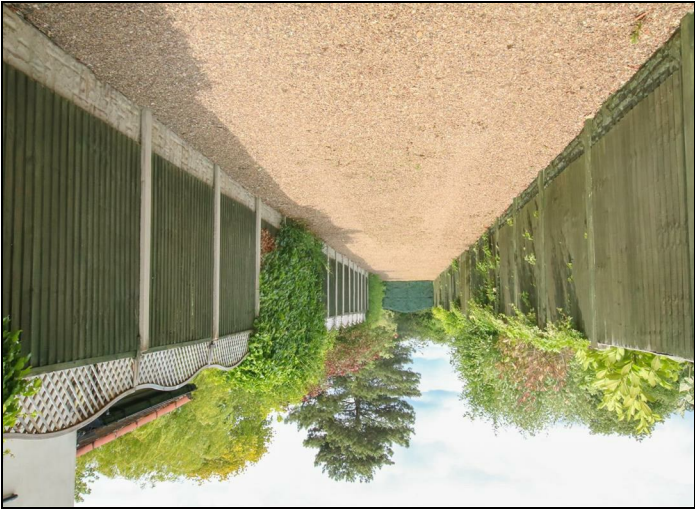
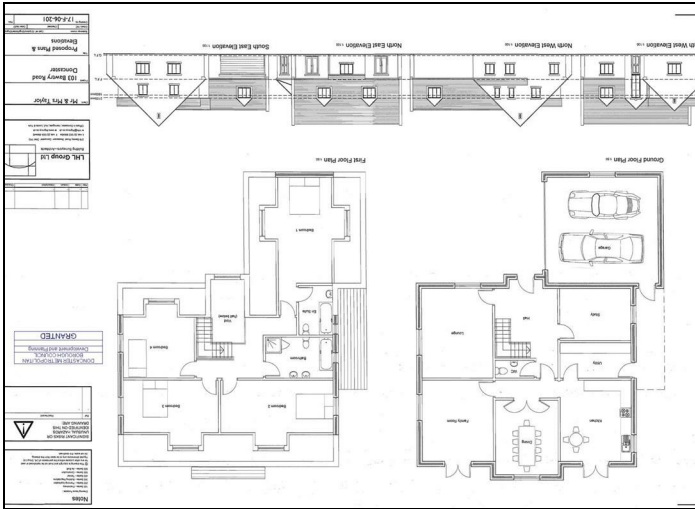
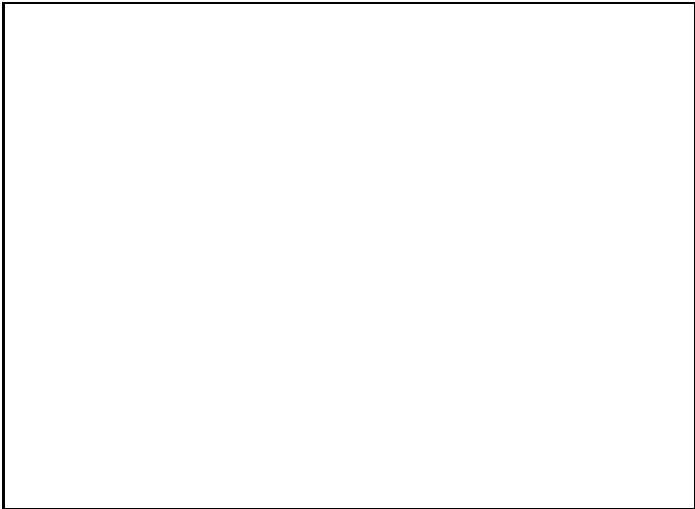
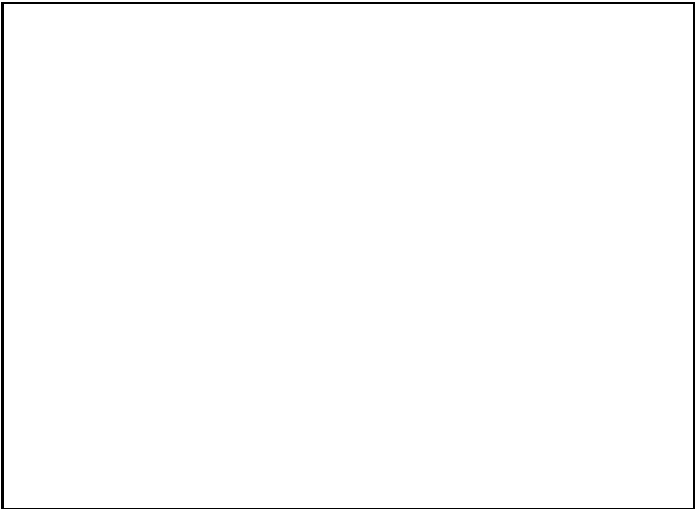
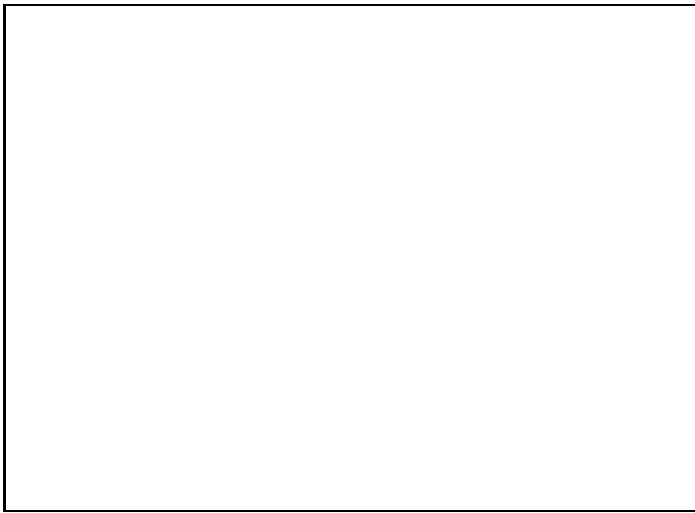
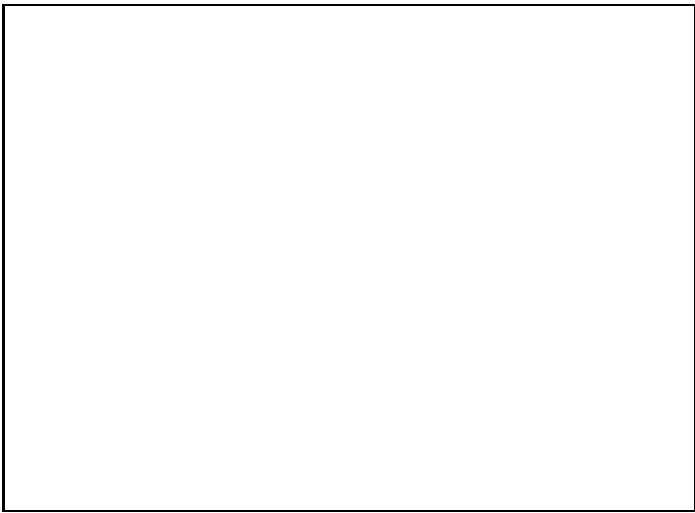
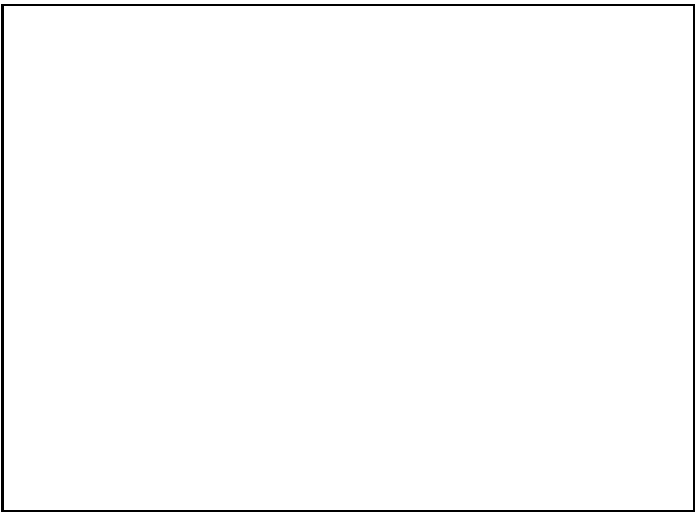




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Bawtry Road, Bessacarr, Doncaster, DN4 7AG
Guide Price £300,000 - £325,000

GUIDE PRICE £300,000 - £325,000

BEAUTIFUL POSITION SET BACK OFF BAWTRY ROAD / SITE LIES TO THE REAR OF 103 / LONG DRIVEWAY & GATED ACCESS / FULL PLANNING GRANTED 07/03104/FUL / 4 BEDROOM DETACHED DWELLING WITHIN MATURE GARDENS / VIEWING STRICTLY BY APPOINTMENT VIA SOLE AGENTS //

The building plot is former garden land to the rear of 103 Bawtry Road, it is set well back off the road and is approached via a gated access between 103 & 105. It is a sizeable, level plot which measures approx 18.7m frontage and a 43.6m depth. Full planning permission was granted in 2007 Ref. 07/03104/FUL, and more recent correspondence December 2023 with the City of Doncaster Council confirms this permission is still current.

For more detailed information please contact the sole selling agents horton knights Estate Agents or refer to City of Doncaster Planning Portal.

LOCATION

Bessacarr is a sought after residential district located on the South East side of Doncaster. It enjoys excellent links to the M18 & A1 Motorway networks making ideal for commuters. There are plenty of local amenities nearby including access to Lakeside retail and leisure complex plus within easy reach of Doncaster City Centre.

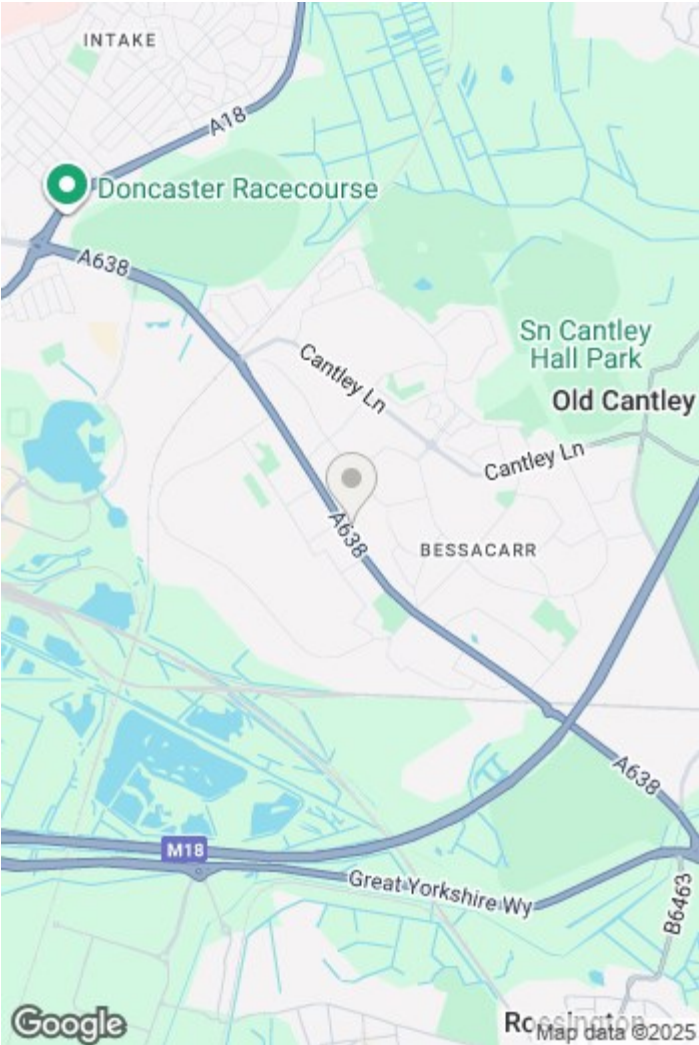
AGENTS NOTES:

TENURE - FREEHOLD.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only. 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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	