

horton knights

of doncaster

sales
lettings
and service



Thorne Road and Adjacent Building Land, Doncaster, DN2 5AG
Guide Price £350,000

GUIDE PRICE £350,000 - £375,000

2 BUILDING PLOTS / PLANNING GRANTED / RETAIL SHOP UNIT / FIRST FLOOR FLAT (TENANTED) / POPULAR ROADWAY WITHIN WHEATLEY HILLS / GREAT INVESTMENT OPPORTUNITY/ VIEWING STRICTLY BY APPOINTMENT//

FOR SALE as a whole. Two building plots with planning permission granted for two large dormer style detached bungalows, a retail shop unit and a first floor 1 bedroom self contained flat (currently tenanted). The two building plots have full planning permission granted June 2025 for the construction of two large detached dormer style bungalows.

VIEWING STRICTLY BY APPOINTMENT THROUGH THE SOLE SELLING AGENT.

RETAIL SHOP UNIT

The retail unit sits in a row of four shops affronting Thorne Road. A busy main arterial road approximately 2 miles from the City Centre. It will be tenant free, it has been run as a DIY store for a number of years.

BUILDING PLOTS

The building plots have planning permission granted for two large detached dormer style bungalows. Full plans and detailed drawings are available for inspection via the selling agent.

FIRST FLOOR FLAT

Self contained flat - sits above the shop unit. It is let on an assured short-hold tenancy agreement with a longer term tenant. It comprises, Landing, front facing lounge, small basic kitchenette, double bedroom and a large bathroom. It will require some updating works

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler...

COUNCIL TAX - Flat - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

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.

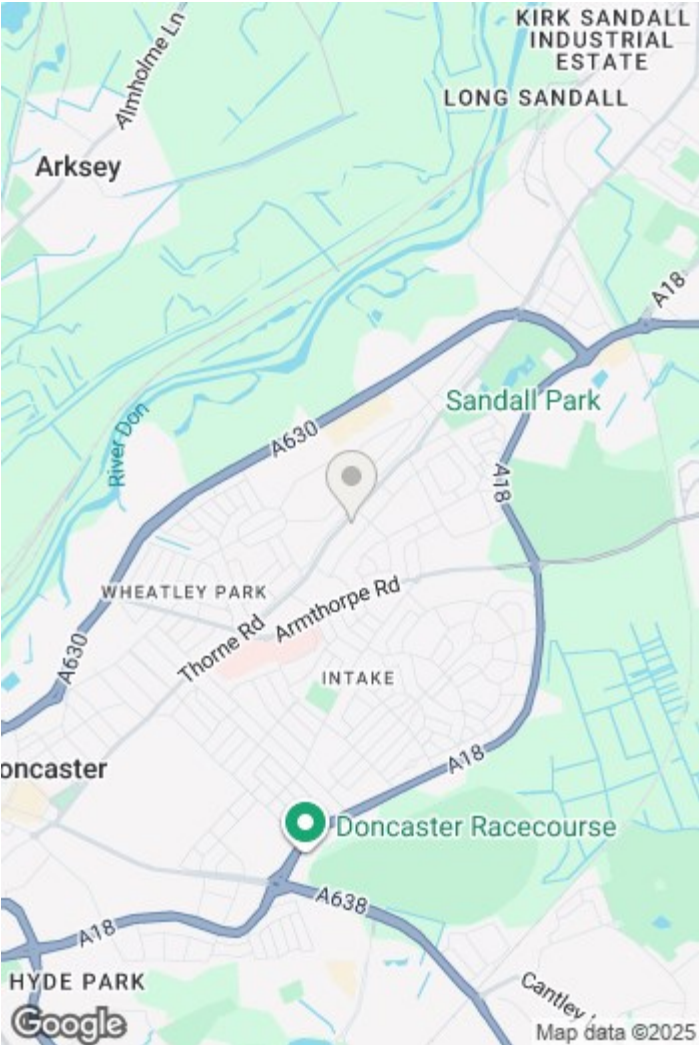
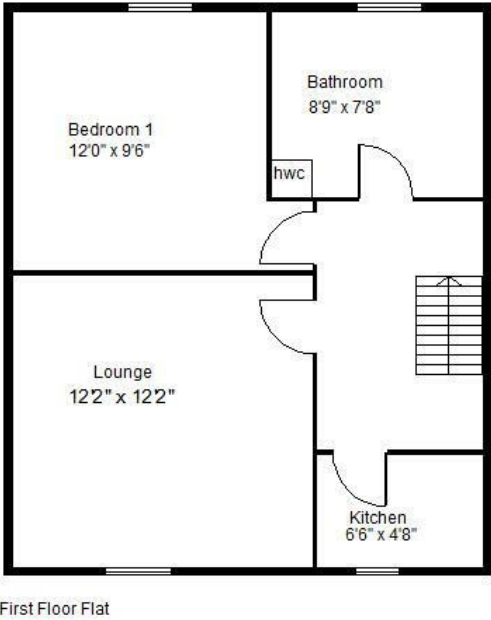
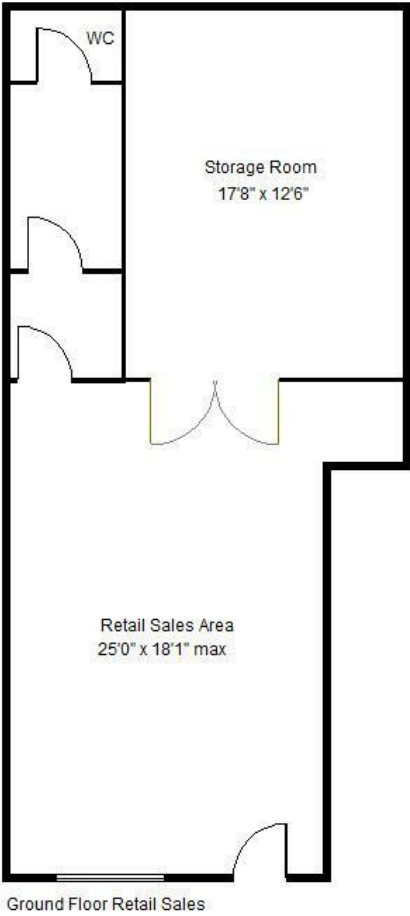
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		