

# horton knights of doncaster



Applicant: Z5700053/FUL  
Proposal: Erection of 2 new dwellings to rear of 226 Thorne Road  
Location: Rear Of 226 Thorne Road Wheatley Hills Doncaster DN2 5AG  
Dated: 27th June 2025

City of Doncaster 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**

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

Pollution Control

*Scott Cardwell*  
Scott Cardwell  
Service Director for Development & Traded Services



Thorne Road, Wheatley Hills, Doncaster, DN2 5AG



**2 BUILDING PLOTS WITH FULL PLANNING GRANTED / FOR 2 LARGE 4 BED DETACHED DORMER BUNGALOWS / SOUGHT AFTER WHEATLEY HILLS AREA / GREAT INVESTMENT OPPORTUNITY / VIEWING STRICTLY BY APPOINTMENT //**

FOR SALE. Two building plots with planning permission granted June 2025 for two large 4 bedroom detached dormer style detached bungalows. The properties will offer spacious living with well proportioned rooms set over 2 floors. The site is set back off Thorne Road to the rear of 226 Thorne Road, Wheatley Hills.

VIEWING STRICTLY BY APPOINTMENT THROUGH THE SOLE SELLING AGENT.

**Offers Over £250,000**

## 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.

The images shown of the proposed dwellings are designed for information purposes only, they do not necessarily reflect the actual materials agreed in the planning permission documentation.

## AGENTS NOTES:

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

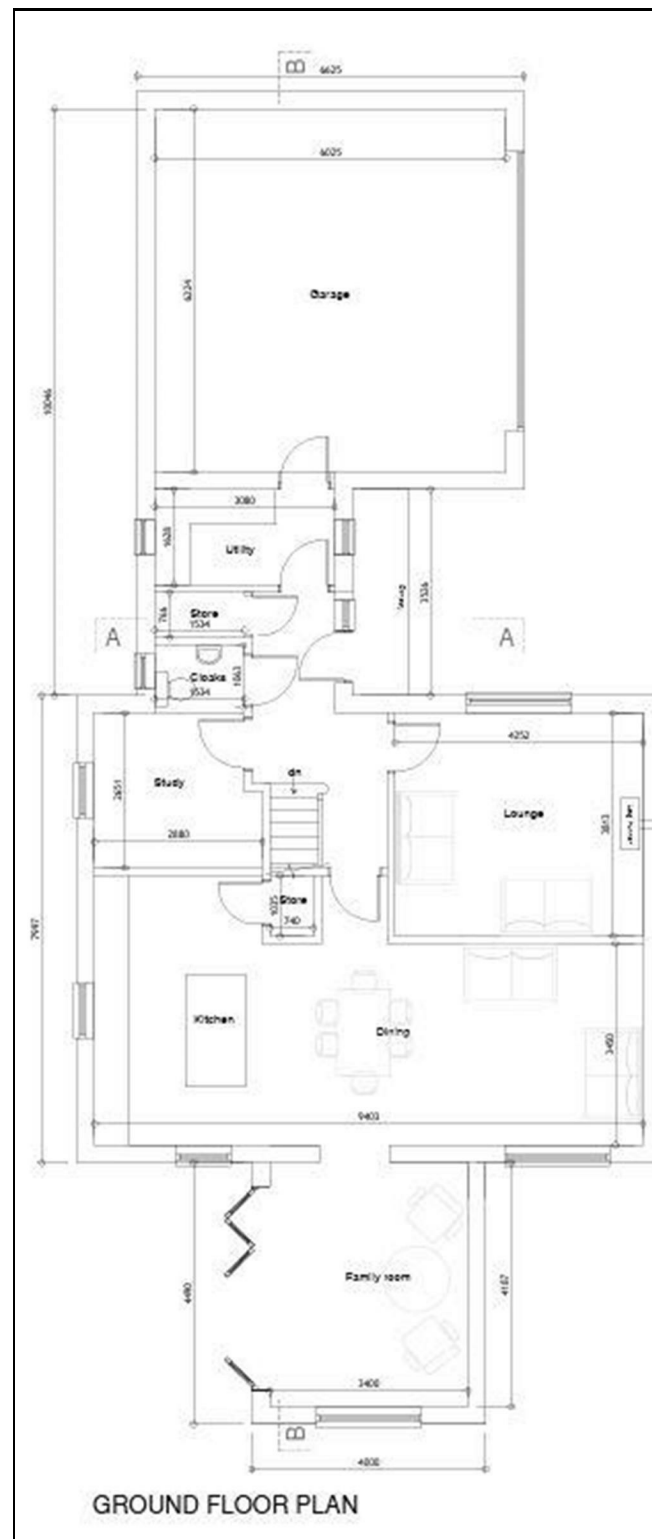
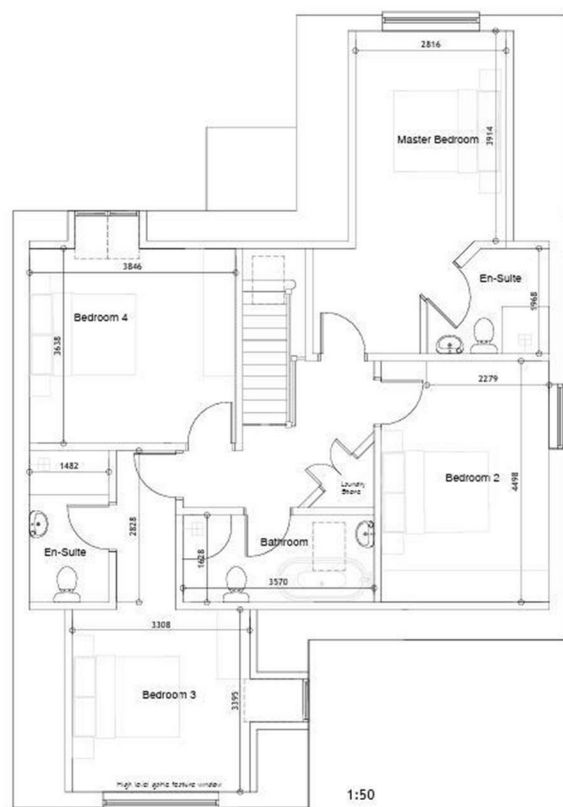
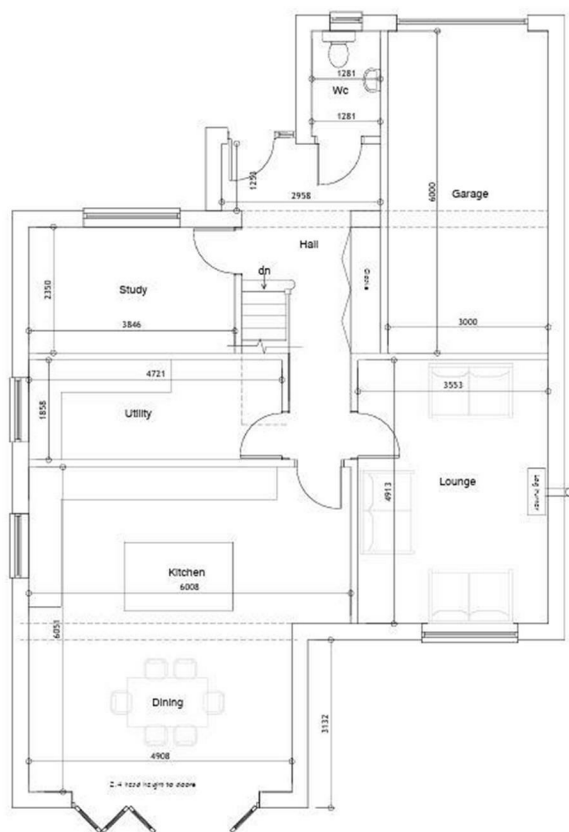
**MEASUREMENTS** - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

**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.

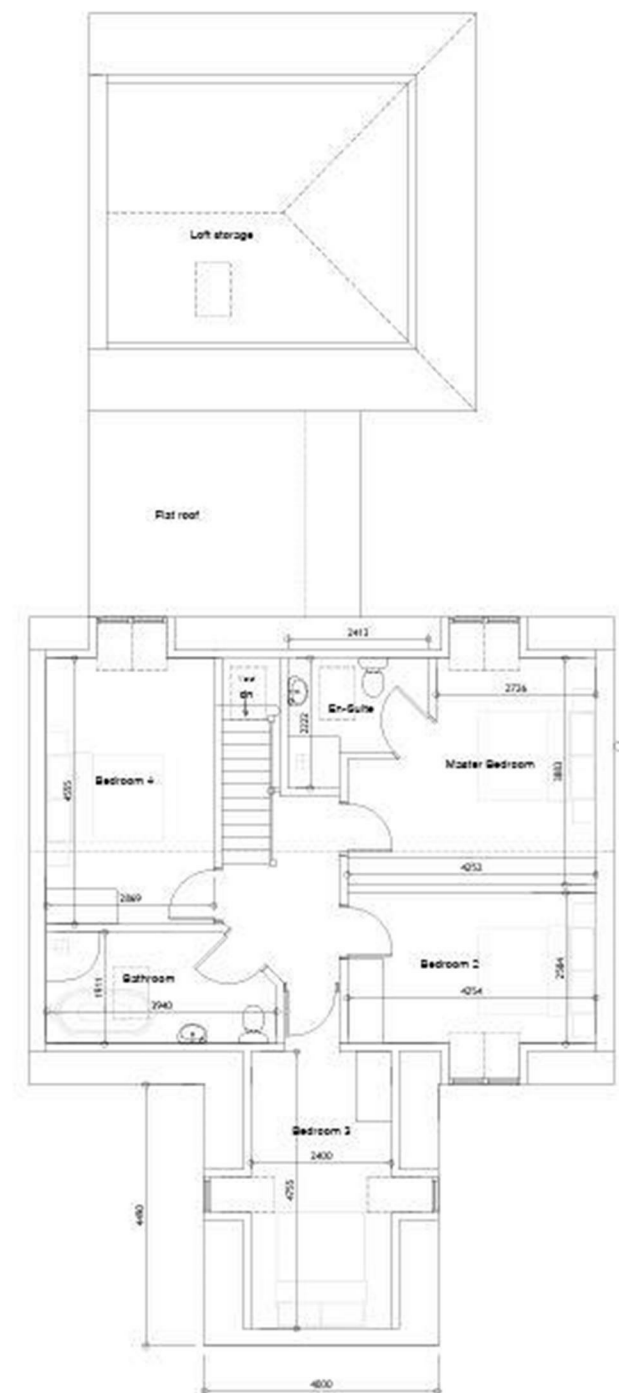
**OPENING HOURS** - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday [www.hortonknights.co.uk](http://www.hortonknights.co.uk)

**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.



GROUND FLOOR PLAN



FIRST FLOOR PLAN