

## HANGING CARR FARM

HURST LANE, AUCKLEY, DONCASTER, DN9 3NW

(Auckley 5 miles, Junction 3 M18 4 miles)



**DETACHED THREE BEDROOM BUNGALOW  
WITH MATURE GARDENS AND OUTBUILDINGS  
SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION  
FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE: £195,000.00**

**FREEHOLD WITH VACANT POSSESSION**

### Solicitors

Dawson & Burgess  
3 South Parade  
Hall Cross Hill  
DONCASTER  
DN1 2DZ

**Tel: 01302 349463**

*Fax: 01302 329069*

Ref: Roger Williams

E-mail: [RMW@dawsonandburgess.co.uk](mailto:RMW@dawsonandburgess.co.uk)

### Selling Agents

JH Pickup & Co  
2 Doncaster Road  
Bawtry  
DONCASTER  
DN10 6NF

**Tel: 01302 714399**

*Fax: 01302 719715*

Ref: Andrew Houlden

E-mail: [andrew.houlden@jhpickup.co.uk](mailto:andrew.houlden@jhpickup.co.uk)

## General Remarks and Stipulations

### Location

The bungalow is situated on Hurst Lane on the outskirts of the village of Auckley approximately five miles south east of Doncaster. Junction 3 of the M18 is approximately four miles distance to the west, which provides access to the national motorway network.

### Description

This is a detached brick bungalow, built in the 1950's with a tiled roof, which would benefit from modernisation. It has a gas fired central heating system and UPVC double glazing almost entirely throughout.

The accommodation comprises the following:-

Front Porch - leading to hallway with a cloak cupboard

Sitting Room - (4.70m x 3.00m) with tiled fireplace with an electric fire, fitted storage shelves and a single radiator.

Dining Room/Lounge - (4.60m x 3.00m) with a bay window, TV and phone point and single radiator.



Kitchen - (4.60m x 3.80m) with a range of fitted wall and floor units, a stainless steel sink unit, single combined gas and electric oven with inbuilt extractor fan, plumbing for an automatic washing machine and a Camons Caskett solid fuel range.

Pantry - containing fitted shelves and a i-Mini c30 gas condensing boiler.

Bathroom - part tiled with a panel bath, pedestal wash hand basin, separate shower unit, storage unit and a single radiator.

Separate w.c. - part tiled.

Bedroom 1 - 4.50m x 3.00m with a boarded over fireplace, a built in wardrobe and a single radiator.

Bedroom 2 - 3.00m x 3.00m with a built in wardrobe and a single radiator.

Bedroom 3 - 3.00m x 2.80m.



### Outside

The bungalow has a garden area of approximately 0.25 acre with mature trees, a range of outbuildings to the rear and a lawned area to the front. Off road parking is available along with a single garage of prefabricated concrete construction.

### Services

There are mains water, electricity and gas supplies to the bungalow. Drainage is to a septic tank.

## General Remarks and Stipulations

### Outgoings

Doncaster Metropolitan District Council  
Council Tax Band 'B'  
2020/2021 Council Tax Payable £1,324.60

### Energy Performance Certificate

The EPC rating is Band D.

### Sporting & Timber

Included where owned. A single Birch tree to the north and the group of trees to the south west of the bungalow are subject to a Tree Preservation Order.

### Planning Condition

The outline planning permission (DC.1231) granted on 19 January 1953 by Doncaster Rural District Council was subject to three conditions, the second being that "The development hereby permitted shall be restricted to the use of persons whose employment is in agriculture or forestry as defined by Section 119(1) of the Town and Country Planning Act 1947, or in an industry mainly dependant upon agriculture or forestry and includes also the dependents of such persons aforesaid".

### Tenure and Possession

The bungalow is offered for sale freehold with the benefit of vacant possession on completion.

### Viewing

Viewing is strictly by prior appointment with the Selling Agents on (01302) 714399.

### Method of Sale

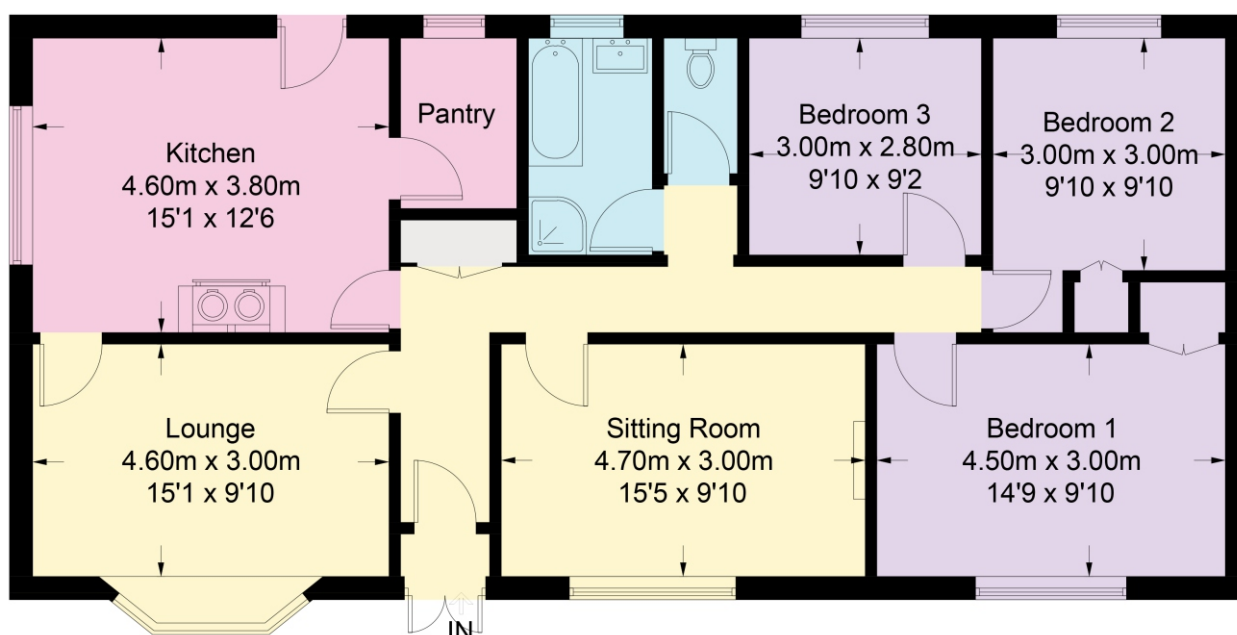
The bungalow is being offered by sale by Private Treaty. Interested parties are invited to speak to Andrew Houlden of the Selling Agents on (01302) 714399 or 07970 126303.

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## Floor Plan

### Hanging Carr Farm, DN9 3NW

Approximate Gross Internal Area = 107.3 sq m / 1155 sq ft

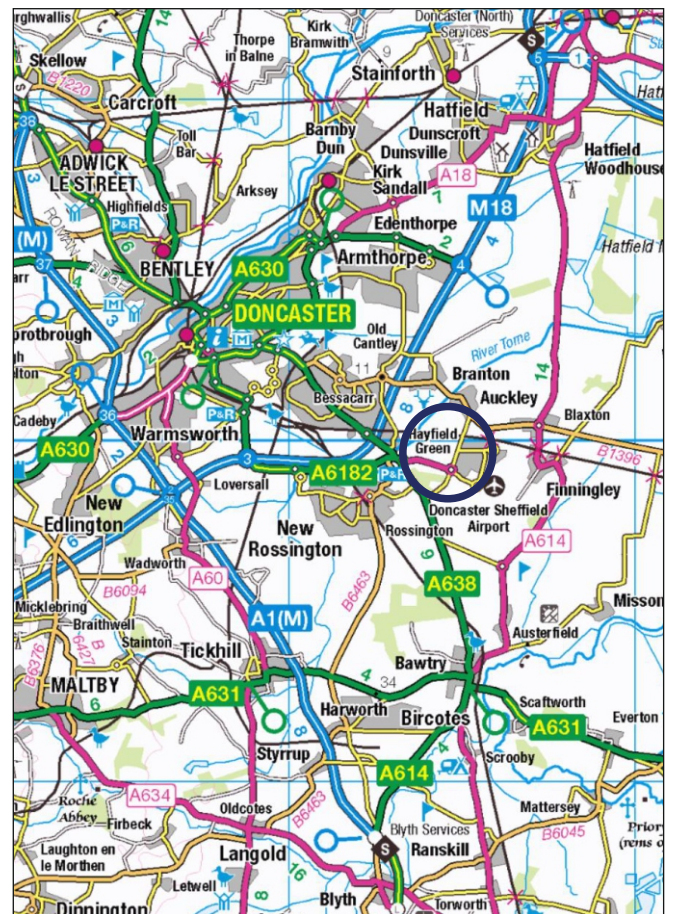


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
FloorplansUsketch.com © 2019 (ID543248)



# Hanging Carr Farm Bungalow, Hurst Lane, Auckley, Doncaster, DN9 3NW

## Site Plan & Location Plan



### Important Notice

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- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
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Ref: AH/BW/JHP-19/080  
Date: 17 February 2021  
(Photos taken in 2019)