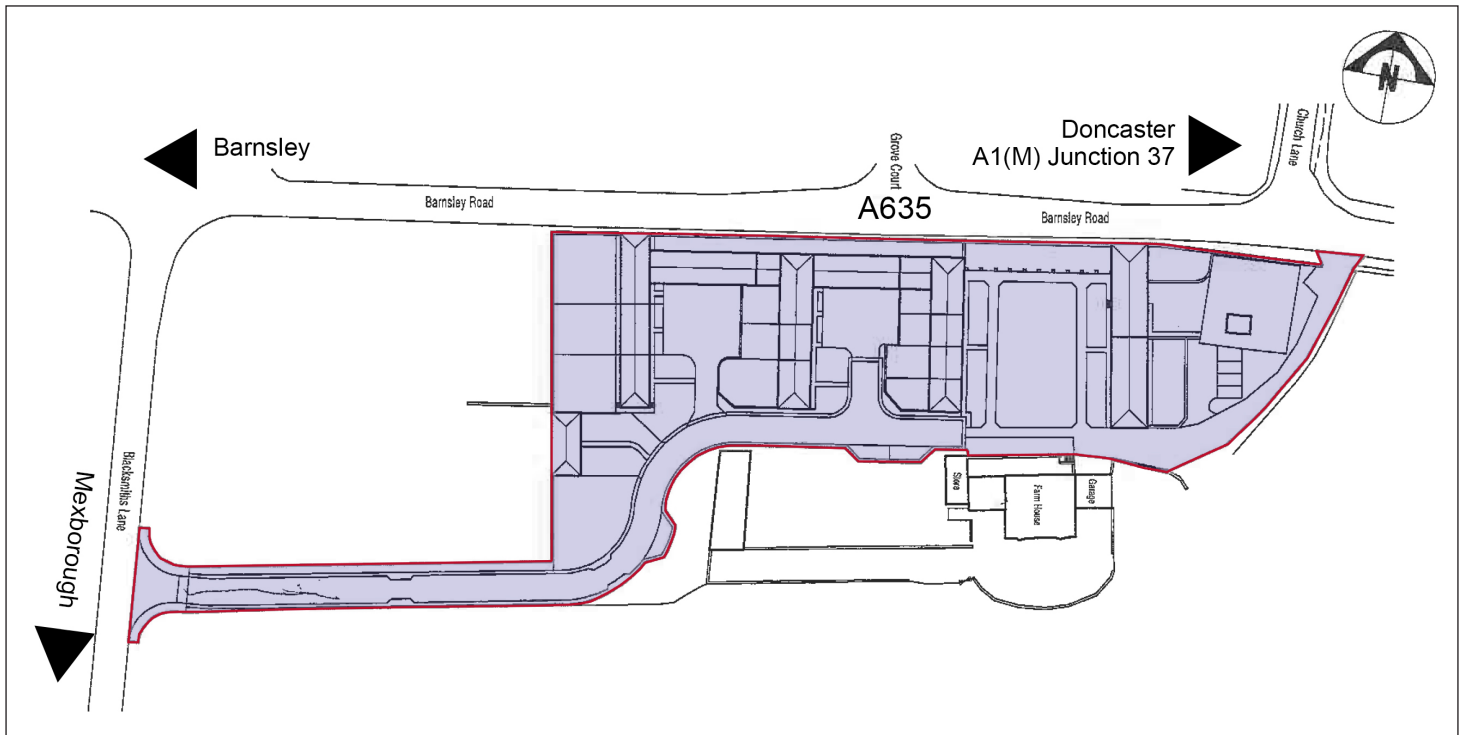


RESIDENTIAL DEVELOPMENT SITE**MANOR FARM, BARNSELEY ROAD (A635), MARR, DONCASTER, DN5 7AX**

The main body of the site extends to approximately 1.5 acres (0.606h.a.) and is extremely convenient for access to the motorway network.

- Planning permission for construction of seven new dwellings and conversion of existing buildings to form an additional five dwellings, providing total accommodation extending to approximately 1,373 square metres (14,779 square feet) of floor area •
- Small select conservation area residential village •
- Approximately two thirds of a mile to the west of Junction 37 of the A1(M), M62 approximately 10 miles, Leeds approximately 30 miles, Sheffield approximately 24 miles and York approximately 38 miles •
- Main east coast railway station at Doncaster approximately 5 miles, four bus stops in close proximity to the site •
- The site has been cleared of all surplus buildings and only those that form part of the scheme remain •

Price Guide: £1.2 Million

PLANNING

BY DOCUMENT REFERENCE 17/02585/FULM.
Doncaster Metropolitan Borough Council granted planning permission for the erection of seven new dwellings and the conversion of existing buildings to form five dwellings (decision issue date 28th August 2019).

BY DOCUMENT REFERENCE 17/02586/LBCM.
Doncaster Metropolitan Borough Council granted Listed Building Consent for erection of seven new dwellings and the conversion of existing buildings to form five dwellings etc., (decision issue date 28th August 2019).

BY DOCUMENT REFERENCE 15/02772/LBC.
Doncaster Metropolitan Borough Council granted Listed Building Consent in relation to partial demolition of listed building and partial demolition of curtilage listed building (decision issue date 3rd October 2019).

THE PROPOSED SCHEME

Plots one and two to be formed out of existing buildings to the east of the site (existing buildings are mainly stone with old pantiled roofing).

Plot One - Single Storey Semi-Detached

Hall, Toilet, Open Plan Kitchen/Dining/Lounge, Bedroom One with En-Suite, Bedroom Two and Three with shared En-Suite. Floor area approximately 120 square metres.

Plot Two - Single Storey Semi-Detached

Hall, Toilet, Open Plan Kitchen/Dining/Lounge, Bedroom One with En-Suite, Bedroom Two with En-Suite. Floor area approximately 116 square metres.

Plot Three - New Build Two Storey End Terrace

Ground Floor: Hall, Toilet, Open Plan Kitchen/Dining/Lounge. First Floor: Bedroom One with En-Suite, Bedroom Two with En-Suite. Single Garage. Floor area approximately 76 square metres.

Plots Four & Five - New Build Two Storey Inner Terrace

Ground Floor: Hall, Toilet, Open Plan Kitchen/Dining/Lounge. First Floor: Bedroom One with En-Suite, Bedroom Two with En-Suite. Single Garage. Floor area approximately 76 square metres.

Plot Six - New Build Two Storey Inner Terrace

Ground Floor: Hall, Toilet, Open Kitchen/Sitting Area, Utility Room, Lounge, Dining Room. First Floor: Bedroom One with En-Suite, Bedroom Two, Bedroom Three, Bathroom. Attached Double Garage. Floor area approximately 174 square metres.

Plot Seven - New Build Two Storey Inner Terrace

Ground Floor: Hall, Toilet, Lounge, Inner Hall, Open Kitchen/Dining Area, Utility Room. First Floor: Bedroom One with En-Suite, Bedroom Two with En-Suite, Bedroom Three with En-Suite. Single Garage. Floor area approximately 205 square metres.

Plot Eight - New Build Two Storey Inner Terrace

Ground Floor: Hall, Toilet, Open Plan Kitchen/Dining/Lounge. First Floor: Bedroom One with En-Suite, Bedroom Two with En-Suite. Single Garage. Floor area approximately 84 square metres.

Plot Nine - New Build Two Storey End Terrace

Ground Floor: Hall, Toilet, Open Plan Lounge/Kitchen/Utility, Lounge. First Floor: Bedroom One with En-Suite, Bedroom Two, Bedroom Three, Bathroom. Single Garage. Approximately 114 square metres.

Plot Ten - Two Storey End House Incorporating Remains of Original Stone Outbuilding

Ground Floor: Hall, Toilet, Lounge, Kitchen/Sitting Area, Utility Room. First Floor: Bedroom One with En-Suite, Bedroom Two, Bedroom Three, Bathroom. One Garage. Floor area approximately 101 square metres.

Plot Eleven - Two Storey Inner Terrace House Incorporating Remains of Original Stone Outbuilding

Ground Floor: Hall, Toilet, Lounge, Kitchen/Sitting Area, Utility Room. First Floor: Bedroom One with En-Suite, Bedroom Two, Bedroom Three, Bathroom. One Garage. Floor area approximately 101 square metres.

Plot Twelve - Two Storey End House Incorporating Remains of Original Outbuilding

Ground Floor: Hall, Toilet, Kitchen/Dining Area, Lounge. First Floor: Bedroom One with En-Suite, Bedroom Two, Bedroom Three, Bathroom. Double Garage. Floor area approximately 130 square metres.

EXISTING WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The vendor reserves vehicular right of way, for all purposes and at all times, to elements of the surrounding site.

The site is sold subject to the above regardless as to if they are, or are not, mentioned in this brochure.

VAT

We are informed that the vendor has not opted to tax but this is subject to final confirmation.

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PLANS

These are for identification purposes only and are not intended to depict exact legal boundaries.

Consumer Protection Regulations

- 1: The mention of any appliances an/or services within these Sales Particulars does not imply that they are in full and efficient working order.
- 2: All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
- 3: Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflexion of the actual boundaries and must not be used to depict legal boundaries.
- 4: Details regarding the Council Tax and Planning Permissions may have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

Misrepresentation

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchaser or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in respect of the property.