

**49-51, South End, Thorne, Doncaster, Yorkshire, DN8 5QN**



**With a frontage onto South End, Thorne this plot offers an excellent opportunity for a builder/ speculator/ investor. Where planning permission has been passed for 3 new detached dwellings and the demolition of the existing dwelling.**

The site is situated on the South side of Thorne, itself a small market town. No. 49 affronts South End, and Planning Permission has been granted to demolish No.49, and build 3 new detached properties. There is quite a wide variety of detached properties along this attractive and sought after roadway.

The current owner has submitted the application to the council for the details of Appearance, Landscaping, Layout and Scale under the reference of 22/01403/REM which has been passed. The new dwellings would present themselves perfectly for family homes as there are two, 4 bedroom detached properties and a 3 bedroom detached property. The approximate site size is 0.13 hectares.

**Offers Over £299,995 - £350,000**

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**AGENTS NOTES:**

VIEWING - Strictly by appointment via horton knights estate agents on 01302 760322

TENURE - FREEHOLD. The owner has informed us the land is Freehold.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, they have been scaled from drawings/plans and therefore buyers are asked to conduct their own measurements from site.

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).

