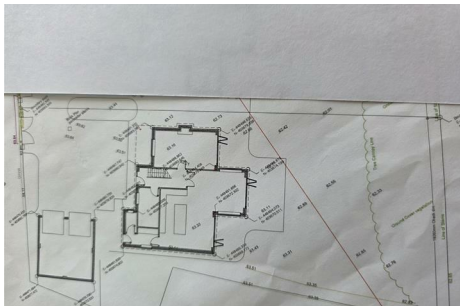




Plot 2 Stables Lane Barnburgh, Doncaster, DN5 7EJ

Located in the picturesque village of Barnburgh, Doncaster, this exceptional building plot presents a unique opportunity to create your dream home. With planning permission already in place and footings established for a splendid four-bedroom detached dormer property and plans for a double detached garage, this site is primed for development.

The proposed design features a modern open-plan kitchen / dining and lounge area is perfect for entertaining, allowing for a seamless flow between cooking and socialising. A further dual-aspect lounge, enhanced by striking bi-folding doors, invites an abundance of natural light and offers breathtaking views of the surrounding countryside, creating a serene atmosphere for relaxation.

This charming village location boasts a welcoming community, complete with a local public house and a church, making it an ideal setting for families and individuals alike. The stunning countryside views provide a tranquil backdrop, perfect for those who appreciate nature and outdoor living.

With its excellent potential and desirable location, this building plot 2 on Stables Lane is a rare find. It offers the chance to design a bespoke home tailored to your lifestyle, all while enjoying the beauty and charm of Barnburgh. Don't miss this opportunity to invest in a property that promises both comfort and a connection to the idyllic countryside.

Offers over £200,000

Plot 2 Stables Lane

Barnburgh, Doncaster, DN5 7EJ



- A unique opportunity to create your dream home
- A splendid four-bedroom detached dormer property
- Walking distance to public houses & easy access to High Melton, Sprotbrough, Barnsley & Doncaster
- Nestled in the picturesque village of Barnburgh, Doncaster is this exceptional building plot
- Breath taking views of the surrounding countryside
- Excellent potential and desirable location
- Planning permission already in place and footings established
- The larger plot with planning for a double detached garage with pitched roof.
- For more details please contact the office.

2ND DUAL ASPECT LOUNGE

FAMILY BATHROOM

HALLWAY

DOUBLE DETACHED GARAGE

OFFICE

UTILITY

L SHAPED KITCHEN DINER

LOUNGE

FIRST FLOOR

MASTER BEDROOM WITH EN-SUITE

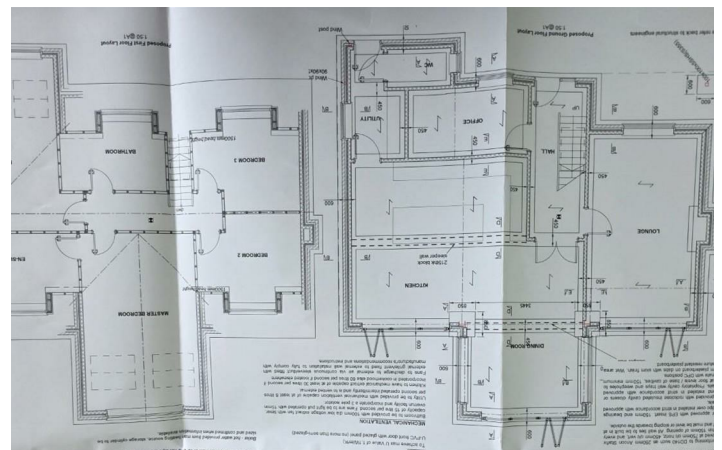
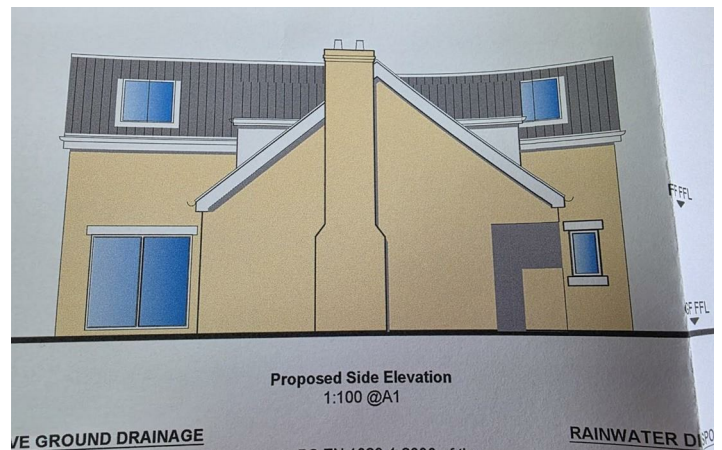
BEDROOM TWO

BEDROOM THREE

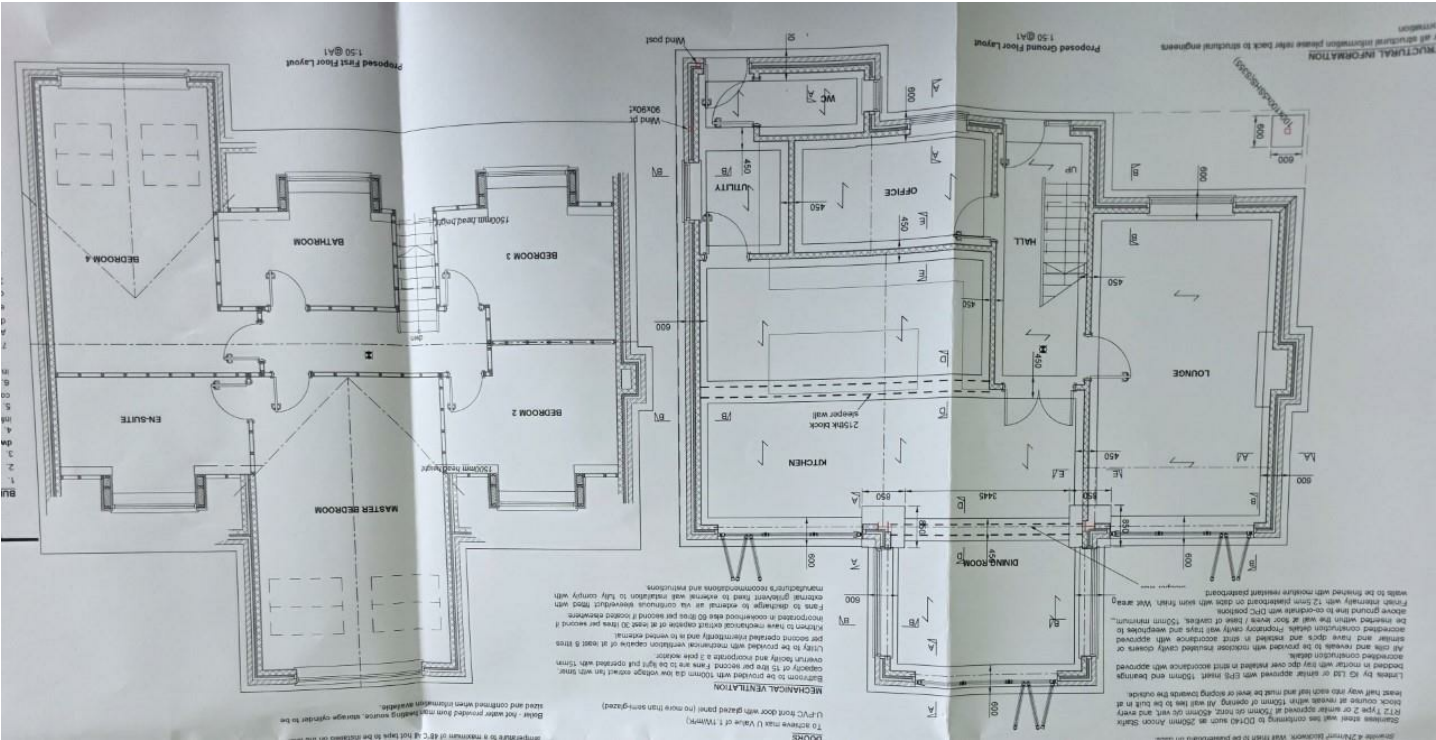
BEDROOM FOUR



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	