



**Land To The Rear Of Bawtry Road, Tickhill Doncaster DN11  
9HA**



**welcome to**

**Land To The Rear Of Bawtry Road, Tickhill Doncaster**

Unique Opportunity to build your own home in Tickhill. Modern Open Plan living with three double bedrooms all with ensuite and the master having a dressing room. Semi rural plot with good sized gardens and plenty of parking, a viewing is highly recommended to appreciate the setting.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



## Overview

Rare opportunity to build your own home with a mix of the contemporary and modern, also incorporating character stone which is prominent in many Tickhill properties.

Full planning has been granted for a new property to be built, its layout is over one level, offering any prospective buyer a versatile home which would appeal to many buyers.

It has an open plan living arrangement which would suit both the young professional, families and retired or disabled, as it offers plenty of space for wheelchairs to get around. The feature glazed link with a glass front and roof light marry's up the existing stone building to the new part of the property which would be completed by the new buyer.

The setting to which it stands has a rural feel and is located to the far side off Bawtry Road, however, it also offers an easy access to a wide array of amenities including shopping, schooling and motorway access.

Services are partially to the plot via the existing dwelling giving an easier route for linking during the build,

The immediate access to the property from the road is only partially shared with Oak House, 2 Bawtry Road as there is a private gate beyond giving entry into the new plot and property.

New Build Accommodation Comprises of:

Open Plan Kitchen and Dining Room

Utility Room & WC

Lounge

Master Suite with Dressing Room & Ensuite

Bedroom Two

Ensuite

Bedroom Three

Ensuite

Gardens & Parking Area



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## Land To The Rear Of Bawtry Road, Tickhill Doncaster

- A Rare Opportunity To Build Your Own Home
- Open Plan Modern Living
- 3 Double Bedrooms, All Ensuite
- Delightful Semi Rural Setting
- Easy Access to Tickhill & Bawtry

Tenure: Freehold EPC Rating: Exempt

guide price

**£275,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWY106725 - 0009

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