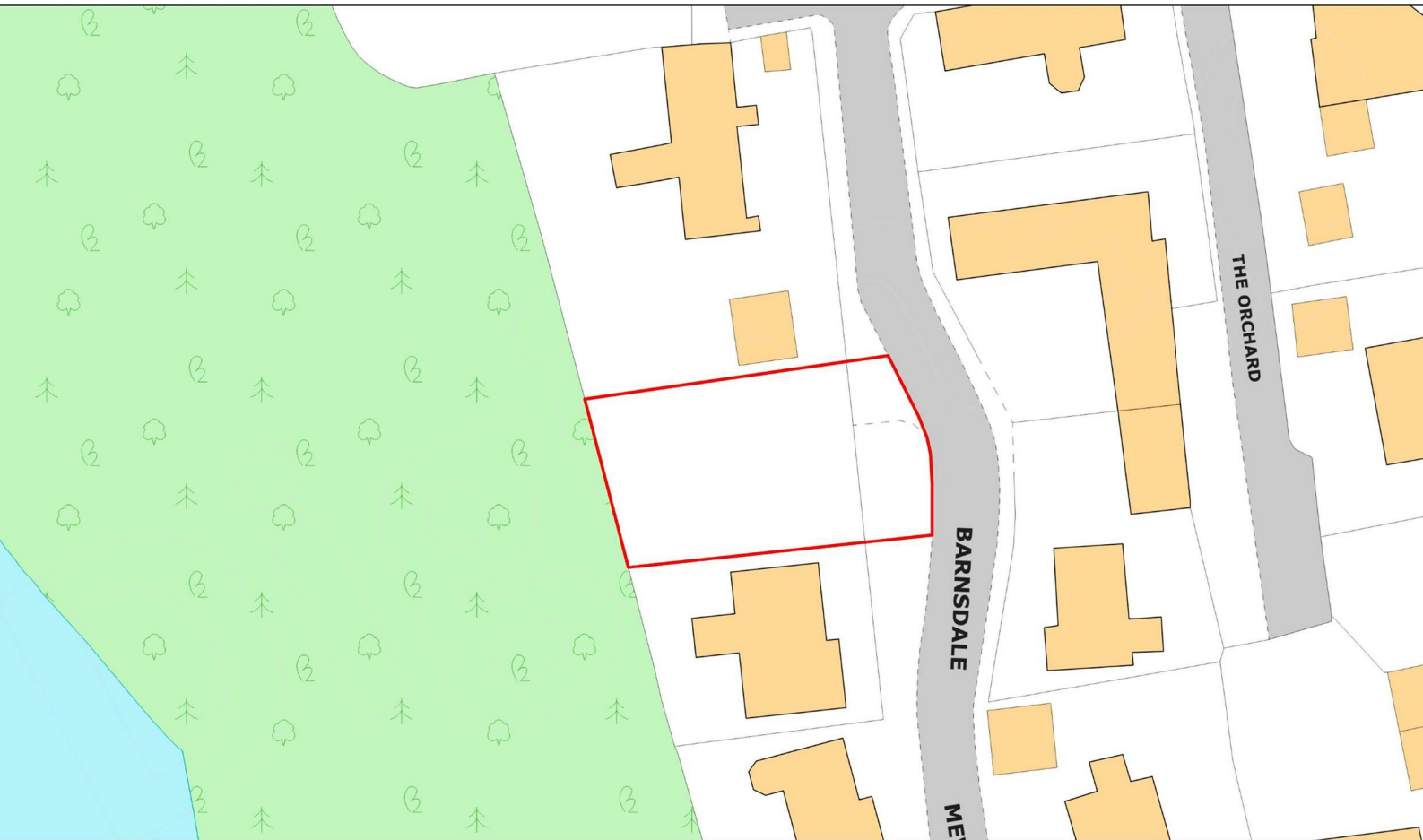


Residential Building Plot, Land off, Barnsdale
Mews,
Campsall, DN6 9RH
For Sale By Informal Tender £140 000

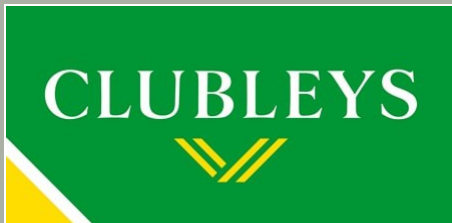


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20m
Scale: 1:500 (at A4)



A RESIDENTIAL DEVELOPMENT OPPORTUNITY
SUBJECT TO PLANNING PERMISSION
FOR SALE BY INFORMAL TENDER
CLOSING DATE: 12 NOON THURSDAY 19 JUNE 2025
GUIDE PRICE: £140,000



Tenure: Freehold
Band:

INTRODUCTION

This is a rare and exciting opportunity to purchase a residential building plot in the village of Campsall (subject to planning).

THE LOCATION

The village of Campsall is located within the Doncaster district of South Yorkshire. Campsall is located approximately one and a half miles west of the town of Askern and eight miles north of Doncaster.

The village has a range of amenities including a Leisure Centre, Village Hall and Campsall Country Park as well as being ideally placed for access onto the A1 Motorway.

ACCESS

The site is accessed via Barnsdale Mews. There is already a hard standing access, providing easy access to the plot.

PLANNING

A larger site received Outline Planning Consent for the erection of 2 no. detached houses and garages on 19th April 2000. The other plot has now been developed and is not included in the sale.

The Outline Planning Consent for the remaining plot has now lapsed, however the principal of the development was accepted.

A copy of the planning application documents can be sent directly by email from the selling agents upon request.

LOCAL AUTHORITY

Interested parties should make their own enquiries with Doncaster Council.

Telephone: 01302 736000

Website: www.doncaster.gov.uk

SERVICES

Prospective purchasers are advised to make their own enquiries with the relevant service providers to satisfy themselves that there are sufficient services available, and that connections can be achieved.

DESIGNATIONS

The plot is situated within the Campsall Conservation Area.

TENURE

The plot is offered for sale Freehold with Vacant Possession upon Completion.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

We are not aware of any Rights of Way, Wayleaves or Easements, however, the plot is sold subject to and with the benefit of all existing Rights of Way, Easements and Wayleaves whether referred to in these particulars or not.

STIPULATIONS/CONDITIONS OF SALE

- 1) The Vendors stipulate that any windows installed with a northerly aspect shall be fitted with frosted or obscured glazing to prevent direct overlooking of their retained property.
- 2) The Vendor stipulates that a stone wall must be erected along the northern boundary, and the associated costs will be split 50:50 with the Vendor and Purchaser .
- 3) The Vendor prevents the use of the plot for anything other than residential (i.e. no business use).
- 4) The Purchaser will not be permitted to keep a caravan/campervan on the plot.

METHOD OF SALE

The property is offered for sale by Informal Tender, with a tender deadline of 12 noon on Thursday 19th June 2025.

All tenders should be submitted to the Agent's Market Weighton office in a sealed envelope marked 'Tender - Development Plot at Campsall' before the Tender deadline or as an attachment to an email addressed to c.martinson@clubleys.com headed 'Tender - Development Plot at Campsall'.

GUIDE PRICE

The land has a guide price of £140,000.

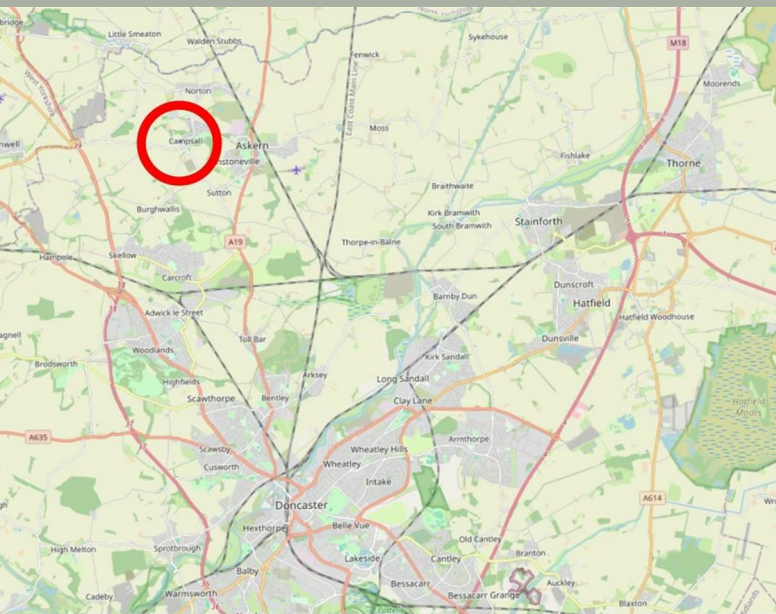
VIEWINGS

Anyone wishing to view the property should first register their interest with the selling agent. Consent will then be granted to view during reasonable daylight hours, with a copy of these details to hand. Under no circumstances should a direct approach be made to the retained property.

VAT

Any price quoted or discussed is exclusive of VAT, and as far as we are aware VAT is not applicable. In the event that a sale of the property becomes a chargeable supply for VAT, then such tax will be payable by the Purchaser.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

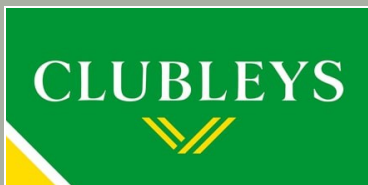
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



60 - 64 Market Place, Market Weighton,
York, YO43 3AL
01430 874000
mw@clubleys.com
www.clubleys.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Clubleys give notice that 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 or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.