



**Building Land, Rear of No. 73-81 Scrooby  
Road, Bircotes, Doncaster, South Yorkshire,  
DN11 8JN**

**Offers In Region Of £300,000**

**Tel: 01636 611811**

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

A residential development site extending to 1.25 acres with planning in principle granted for 2-4 dwellings. The site is situated to the rear of no. 73 - 81 Scrooby Road and to the west of Primrose Bungalow. The Vendors are submitting an application for Approval of Reserved Matters in order to benefit the purchaser prior to sale.

The site has been vacant for many years and is essentially an area of undeveloped scrubland. A site investigation report, topographical survey and phase 1 habitat survey have been undertaken.

The application site is surrounded by existing residential development and is located within easy walking distance and cycling distance from the main centre of Harworth and Bircotes, giving good accessibility to the main shopping facilities, local supermarkets and health centre. There are bus stops providing accessibility to neighbouring towns including Worksop, Doncaster, Retford and Gainsborough.

A potential development of up to 4 properties with space to create exceptionally large gardens and amenity value. This site is a unique opportunity for development within this conveniently located small town settlement.

### **TOWN & COUNTRY PLANNING**

Planning permission is granted under the appeal reference APP/A3010/W/22/3304294.

Documents may be viewed on the Bassetlaw District Council Planning website under application reference 22/00805/PIP. The appeal is allowed and permission in principle is granted for residential development of 2-4 dwellings to the rear of no.73-81 Scrooby Road, Bircotes, in accordance with the terms of the application dated 31st May 2022.

Anthony Northcote, Planning Consultant, is instructed to submit details for Reserved Matters, including access, and the sale will be subject to approval.

### **SERVICES**

Mains water, electricity, gas and drainage are understood to be available but purchasers should make their own

enquiries as to the technical details and engineering required.

### **COMMUNITY INFRASTRUCTURE LEVY (CIL)**

The site is not assessed for CIL purposes under the planning in principle granted. The site will be assessed for CIL purposes on approval of detailed plans.

The following documents are available to view on the Bassetlaw District Council Planning website or copies can be obtained from Richard Watkinson & Partners:

- Site Investigation Report
- Topographical Survey
- Extended Phase 1 Habitat Survey

### **TENURE**

The land is freehold.

### **POSSESSION**

Vacant possession will be given on completion.

### **VIEWING**

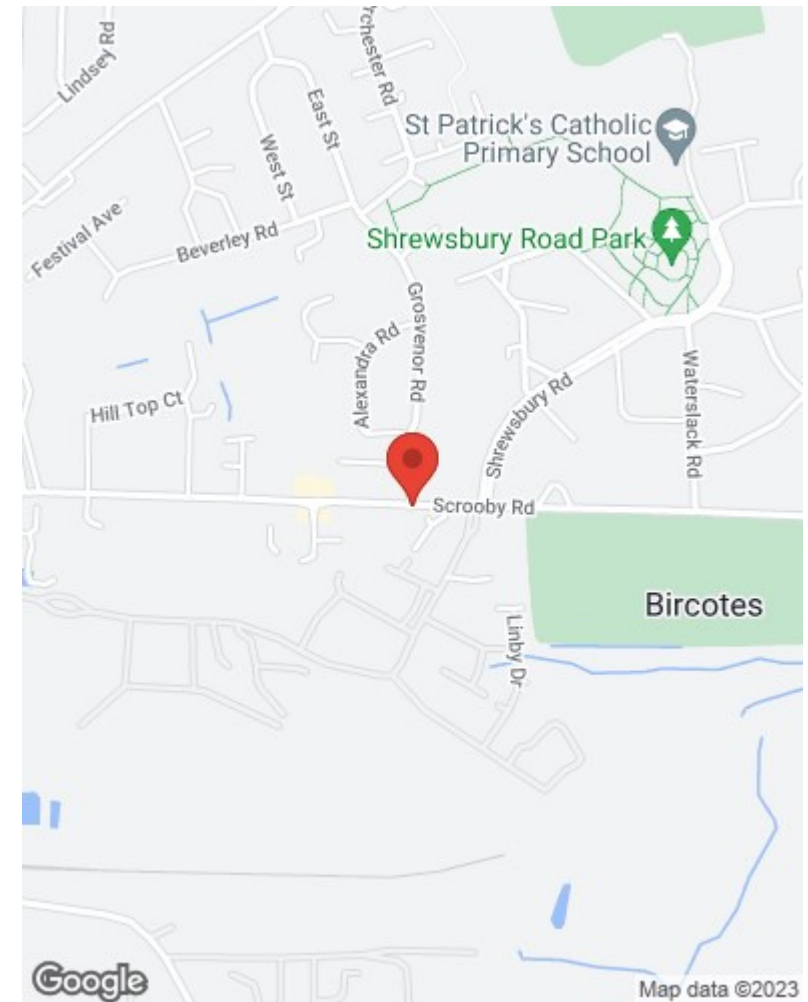
Register interest with the selling agents. Viewing on site.

### **PLAN**

Plan is attached to these particulars and the site outlined in red. The right of way and access to the site is coloured in green. There is also an historical access to the site on an unmade road from Grosvenor Road.

### **ACCESS TO LAND**





*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. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01636 611811



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