



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

**AUCTION 20TH FEBRUARY 2025
PRICE GUIDE IN EXCESS OF £75,000
Tel: 01636 611811**

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

- Building Land
- Access From Scrooby Road
- Site Investigation Reports Available
- Topographical Survey Available
- AUCTION 17TH APRIL 2025
- 0.51 Hectare (1.25 Acre) or Thereabouts
- Second Right of Way from Grove Road
- Extended Phase 1 Habitat Survey Available
- Immediate Vacant Possession

The site has been vacant for many years and is essentially an area of undeveloped scrubland.

The 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.

TOWN & COUNTRY PLANNING

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

A subsequent application for technical details consent was refused under Bassetlaw District Council reference 24/00182/TDCMIN was refused 9 April 2024. An appeal to the Planning Inspectorate was subsequently dismissed.

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.

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.

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.

AUCTION

The property is to be offered for sale by Auction 17th April 2025, 2.30pm, at Trent Bridge Cricket Ground.

Register to bid with Auction Estates

Email: info@auctionestates.co.uk

Web: www.auctionestates.co.uk

The Price guide is offers in excess of £75,000.

Legal packs are available free on line and can be accessed by visiting the website www.auctionestates.co.uk.

Before you will bid at the auction you will be required to complete the Auction Bidders Registration Form.

All buyers attending the auction must provide relevant document to prove their identity and place of residence.

Vendors Solicitors - Excello Law

Tel No: 0845 257 9449

Email: akumer@excellolaw.co.uk

PLAN & ACCESS TO LAND

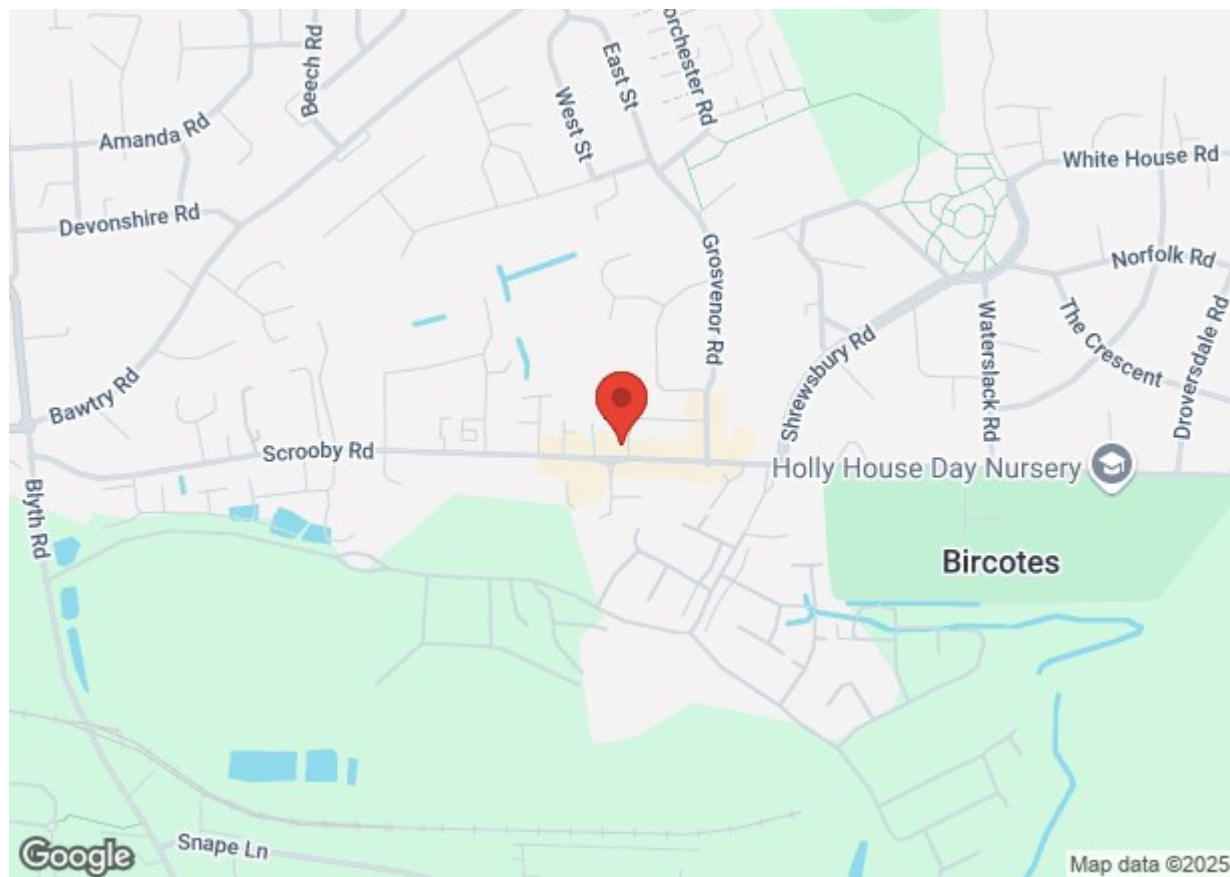
A plan is attached to these particulars and the site outlined in red.

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.





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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



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
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