



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

AUCTION GUIDE £60,000

Tel: 01636 611 811

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

- Amenity Land
- Access From Scrooby Road
- Site Investigation Reports Available
- Topographical Survey Available
- 0.51 Hectare (1.25 Acre) or Thereabouts
- Second Right of Way from Grove Road
- Extended Phase 1 Habitat Survey Available
- AUCTION 14TH AUGUST 2025

*** AUCTION GUIDE PRICE £60,000 - Sale by Auction Thursday 14th August 2025, 2.30 pm, Trent Bridge Cricket Ground, Derek Randall Suite, West Bridgford, Nottingham, NG2 6AG ***

Land extending to 1.25 acres or thereabouts. The site is situated to the rear of 73-81 Scrooby Road and to the west of Primrose bungalow.

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 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.

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.

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.

IMPORTANT NOTE

Please see www.auctionestates.co.uk for legal pack and the Contract Special Conditions, Conditions of Sale and all related documents are available now at the offices of the auctioneers and the Vendor's solicitors.

Auction Estates will conduct the auction in accordance with Addition 4 (September 2019) of the Common Auction Conditions of Sale.

Interested parties are able to download the legal documents and pack directly from Auction Estates website.

BUYERS FEE

Please note that Auction Estates will be charging a buyers fee of £1,500 plus VAT. This amount is payable regardless of whether a sale occurs before, during or after the auction and will be collected on exchange of contracts.

AML

The Money Laundering Regulations 2007 compel the auctioneers to conduct certain identity checks prior to acceptance of the offer. In order to meet these requirements please contact Auction Estates with certified copies of both photographic ID and proof of address.

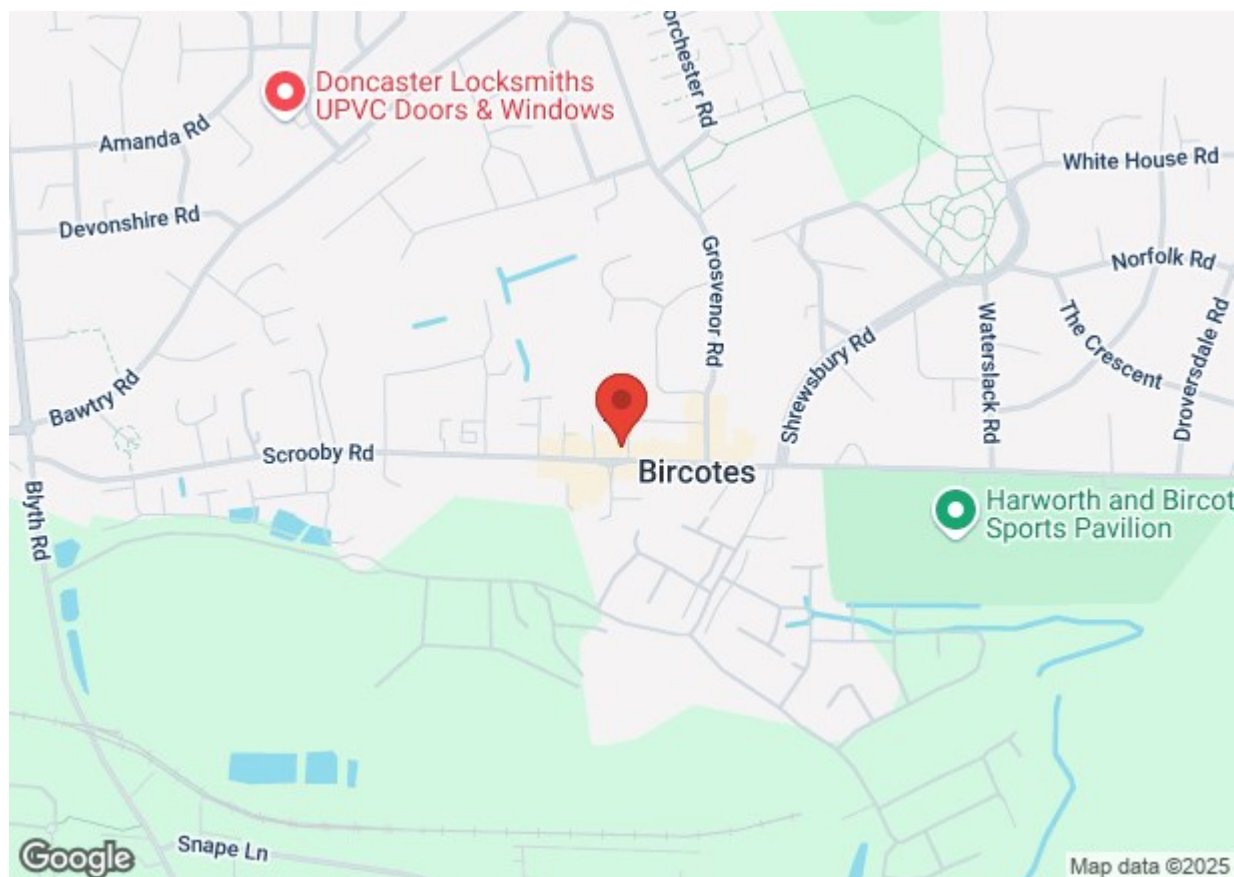
SPECIAL CONDITIONS OF SALE

The client has requested that the vendor's legal costs and search fees are recovered from the buyer.





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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 611 811



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