



Former Potato Store Bawtry Road Auction Guide £170,000

Doncaster DN7 6BT **FREEHOLD**

FOR SALE BY ONLINE AUCTION - PRIME DEVELOPEMNT OPPORTUNITY. This former agricultural building has the benefit of Class Q approval for change of use to a residential dwelling. The property stands with grounds of approximately one acre. Guide Price £170,000 plus. Closing date for bids Wednesday 14th May at 2pm.

EPC:



• Prime Development Opportunity • Former Agricultural Building with Class Q approval for change of use to Residential

FOR SALE BY ONLINE AUCTION

GUIDE PRICE £170,000 PLUS.

PLEASE NOTE

This property is being sold via ONLINE AUCTION: To view the auction pack or to bid please visit the Sreetons website and click 'menu' then 'Online Auction'. Click on the property.

In order to bid click 'Register' and do the following via the 'dashboard':

- Register (verify your email)
- Join the watchlist
- Pass an ID check
- Enter your payment details

Once you have registered you can view the legal pack.

BIDDING ENDS ON Wednesday 14th May 2025 - 2pm.

FEES/COSTS

Purchasers should note that there will only be a buyers reservation fee payable of £4,200 (inclusive of VAT) should you be the successful bidder, which does not go towards the purchase price. You will then have up to 20 working days to exchange contracts. Otherwise no other fees will be charged by us. Please contact the branch for further clarification.- All buyers will need to be fully proceedable.

Situation

The property and land are situated off the A614 Bawtry Road within the village of Hatfield Woodhouse. The property is conveniently placed for access to the M18 and M62 motorway networks. The village also lies approximately 12 miles from the town of Doncaster.

Description

This former potato store has the benefit of Class Q approval for change of use of an agricultural building to a residential dwelling in accordance with ref no. 23/00902/PRIOR. Full details and elevation drawings can be viewed on the planning portal of the City of Doncaster website using the reference number 23/00902/PRIOR. The site extends as a whole to approximately an acre.

Additional Land

The buyer of this Lot will have the option to purchase an additional 5 acres

(2.02 hectares) of Grade 3 productive land for the sum of £70,000 (seventy thousand pounds).

The land is classified as being Grade 3 on the Provisional Agricultural Land Classification maps of England & Wales as historically published by the Ministry of Agriculture, Fisheries and Food.

The soil survey of England and Wales identifies the soils as sandy/loam.

Nitrate Vulnerable Zone

None of the land lies within a designated Nitrate Vulnerable zone.

Tenantright

There will be no tenantright payable, likewise there will be no consideration or allowance made whatsoever for any dilapidations or any deductions of any kind.

Access/Right of Way

In the event that the purchaser of the Potato Store does not wish to purchase the further land available. A right of way will be given in favour of the vendors from Bawtry Road to access their land.

General Remarks

Tenure

It is understood that the tenure of the property and land is freehold. We have not inspected the deeds and have to assume for the purpose of these particulars that the deeds do not contain any onerous or restrictive covenants, which would affect the sale of the land.

• Possession

The property and land are being offered for sale with vacant possession upon completion.

• Wayleaves, Easements and Rights of Way

The property and land are sold subject to and with the benefit of all existing rights of way, water, light, drainage and all other easements affecting the land



- The whole extends to approximately an acre.
- For sale by Online Auction
- Closing date for bids 14th May 2025 at 2pm.
- Auction Guide £170,000 plus

whether mentioned in these particulars or not together with all wayleaves for poles, stays, cables, pylons, water, gas and other pipes.

- Outgoings

We understand that the land is subject to an annual drainage rate payable to the Doncaster East Internal Drainage Board.

- Entitlements

There are no entitlements included within the sale.

- Sporting Rights

All sporting rights are in hand and will be included within the sale.

- Quota's

There are no quotas attached to the land and there are no quotas included within the sale.

- Minerals

The mineral rights are included in the sale.

- Deductions

The buyer will not make any claim for deductions or dilapidations whatsoever.

VAT

The sale price is agreed on a VAT exclusive basis and the Purchaser/s shall indemnify the Vendors for any VAT which may subsequently be payable.

- Viewing

By Appointment with the Agents.

- Contaminated Land

The seller is not aware of this land having been filled with any contaminated matter referred to in the Environmental Protection Act 1990. The Seller does not give any warranty or guarantee in this respect and advises the Buyer to make such enquiries and investigations which may be necessary to satisfy themselves that none of the land is so filled.

- Plans & Particulars

The plans and particulars and advertisements in connection with this sale have been prepared in good faith for the benefit of the intending purchaser. Neither the Vendor nor his Agent accepts any liability for their accuracy whatsoever.

All plans are for identification purposes only, and are not to scale. The plans have been reproduced with the sanction of HMSO under licence number 100004776. Crown copyright reserved.

- Local Authorities

Doncaster Metropolitan Borough Council, Civic Office, Waterdale, Doncaster DN1 3BU

Tel : 01302 736000

Doncaster East Internal Drainage Board, The Gables Belton Road, Epworth, Owston Ferry DN9 1JL

Tel : 01427 872715

Rural Payments Agency, P O Box 352, Worksop, S80 9FG

Tel : 03000 200 301

- Services

Prospective purchasers can make the relevant enquiries from the following utility companies with regard to the services available.

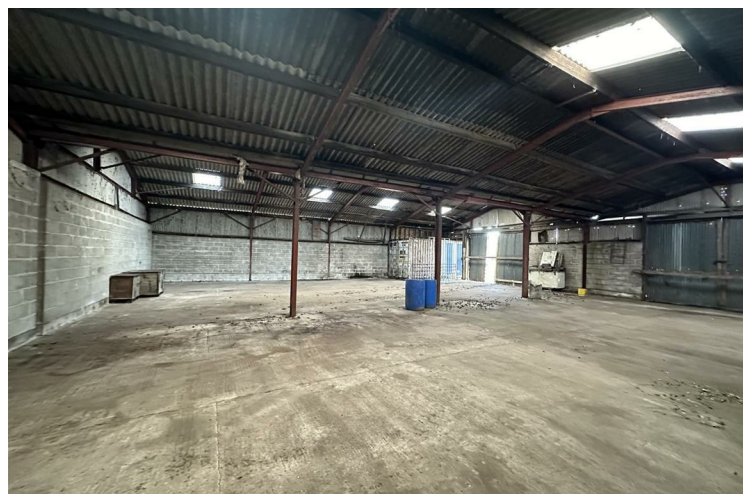
Yorkshire Water Services (New Supplies & Enquiries), Broadacre House, Vicar Lane, Bradford, West Yorkshire, BD1 5RQ.

Yorkshire Electricity – New Supplies, Supply Line (YorkshireElectric) PO Box 161, 161 Gelderd Road, Leeds, LS1 1QZ.

- Misrepresentation Act 1967

1. The Agents acting for the Vendor of the land give notice that none of the statements in these particulars as to the land are to be relied upon as a statement of representation of fact. Sales particulars and plans are for reference only and any error or omission or mis-statement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for actions of law.

2. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars.





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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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www.screetons.co.uk

