



**22 CARR LANE, BESSACARR, DONCASTER,
DN4 7PX**

- A rare opportunity to acquire a single residential Building Plot with outline planning permission to construct one new detached single storey bungalow • Pleasant and very well regarded location • Only approx. 3 miles drive from Doncaster City Centre and a few minutes drive to access to the M18 (at Junction 3) • Convenient for a range of local facilities •

PLANNING

Under application number 23/00950/OUT the City of Doncaster Council granted outline permission for a single storey bungalow (document dated 12th September 2023).

A copy of the planning permission document will be made available, upon request. Alternatively a copy may be downloaded from Doncaster City Council Planning Department website, by quoting the above application number.

DIMENSIONS

The minimum depth of the plot (west) is approximately 36 metres plus an approx. 3.5 metres angled section.

The rear (north) width is approx. 14.6 metres and the front (south) width, directly in front of the proposed bungalow position, is approx. 12.7 metres.

ROADS

Access to the site is via Carr Lane, which is a made up and adopted road.

SERVICES

All mains services are believed to be available in the highway but prospective purchasers should

confirm this prior to entering into any legal commitment to purchase.

TENURE

Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter – 01302 360141.

CONTACT DETAILS FOR DONCASTER CITY COUNCIL

Website – www.doncaster.gov.uk

Tel. 01302 736000

NOTE ON PHOTOGRAPHS

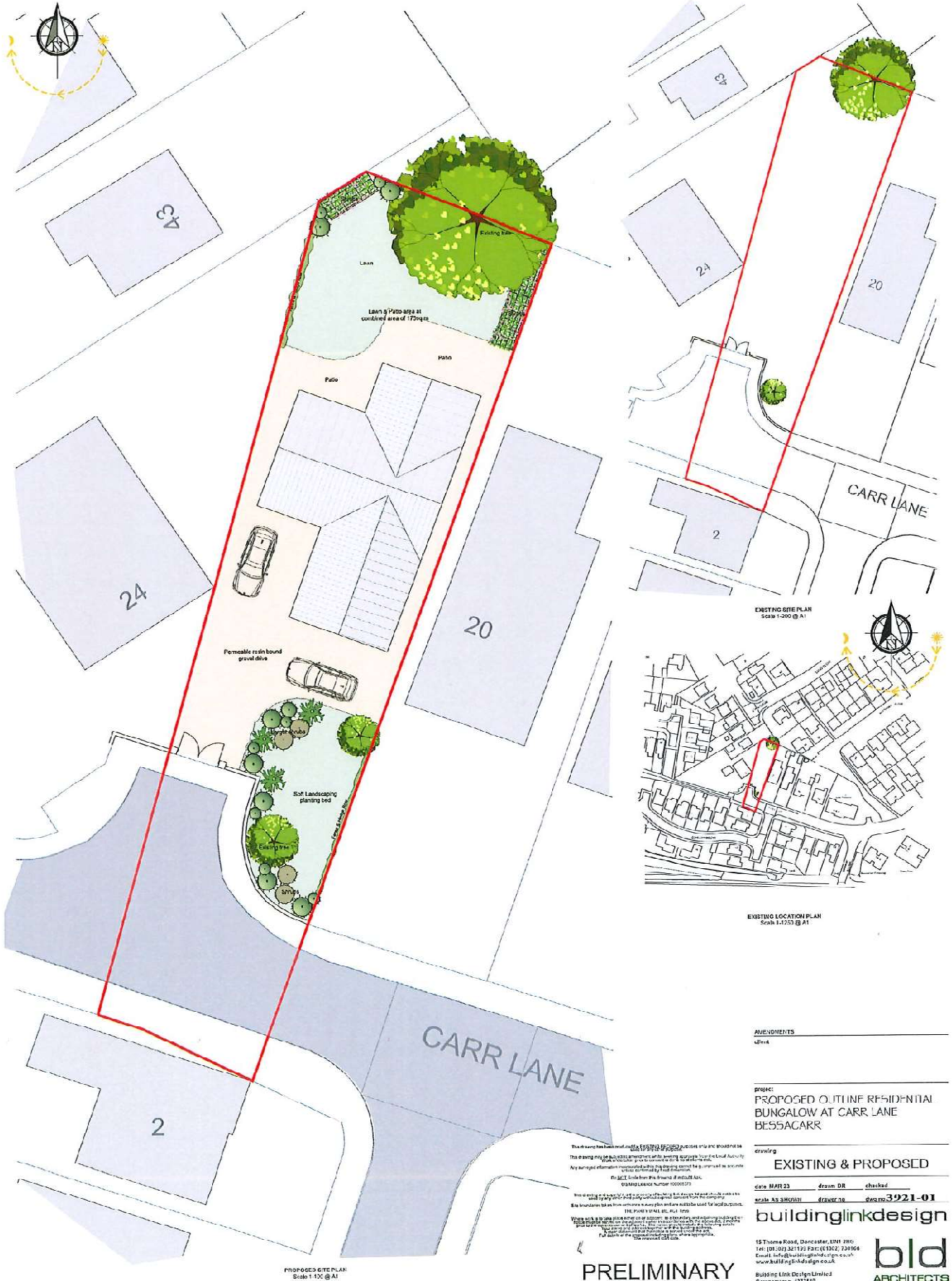
These show part of the adjoining site to west – the dividing line is currently not physically marked out on site.

The proposed site layout is as approximately shown on the attached plan.

TREES

There is a Oak tree to the rear boundary and we believe that this is subject to a Tree Preservation Order.

This plan is for illustration purposes only and is not reproduced to scale. It does not depict exact legal boundaries.



PROPOSED SITE PLAN
Scale 1:50 @ A1

EXISTING SITE PLAN
Scale 1:250 @ A1

EXISTING LOCATION PLAN
Scale 1:1250 @ A1

AMENDMENTS

4/21/4

PROJECT:
PROPOSED OUTLINE RESIDENTIAL
BUNGALOW AT CARR LANE
BESSACARR

drawing EXISTING & PROPOSED

DATE: 04/23 DRAWN: DR CHECKED:
SCALE: AS SHOWN DRAWN BY: 3921-01

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