

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



226 BAWTRY ROAD, BESSACARR, DONCASTER, DN4 7DA

**EXCELLENT DEVELOPMENT OPPORTUNITY TO CONSTRUCT A FINE QUALITY
BESPOKE HOUSE WITHIN THIS PREMIER RESIDENTIAL LOCALITY**

The current property comprises a detached bungalow and planning permission has recently been granted to convert/extend this into a very spacious (approx. 426m²/4,585ft² gross external) and most superior bespoke detached two storey house



Guide Price £850,000



This presents a rare opportunity to build an individual and high specification property within one of Doncaster's most well regarded residential areas and which is well placed for all the usual amenities and access to the motorway network.

PLANNING PERMISSION

Under application 23/02456/FUL planning permission has been granted for addition of first floor accommodation to an existing single storey dwelling (document dated 4th March 2024).

PROPOSED ACCOMMODATION

Ground floor

Reception Hall
Shower room (w.c.)
Kitchen/Dining
Utility Room
Lounge
Snug

Integral garage

First floor

Landing
Master Bedroom Suite with Dressing Room and En-suite Shower Room
Bedroom Two and En-suite Shower Room
Bedroom Three and En-suite Shower Room
Bedroom Four and En-suite Shower Room
Bedroom Five
Bedroom Six/Office
Family Bathroom

OUTSIDE

Surrounding gardens.

SERVICES (not tested)

All mains services assumed.

COUNCIL TAX

Currently Band G but will be re-assessed after the works are carried out.

TENURE

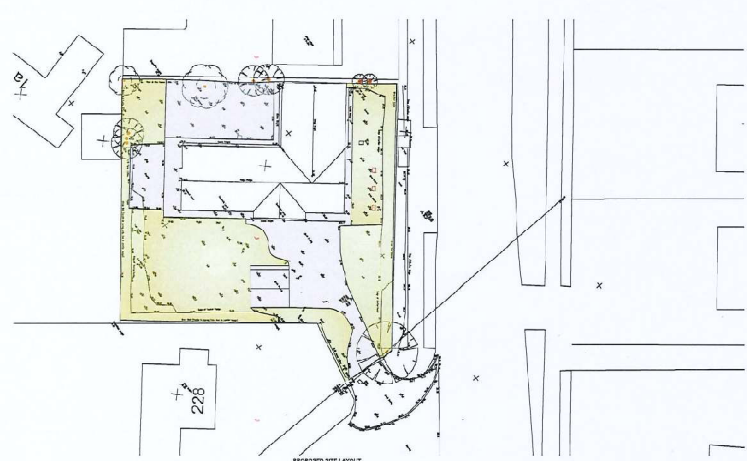
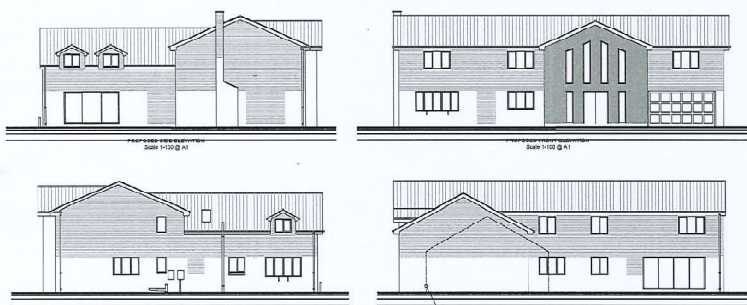
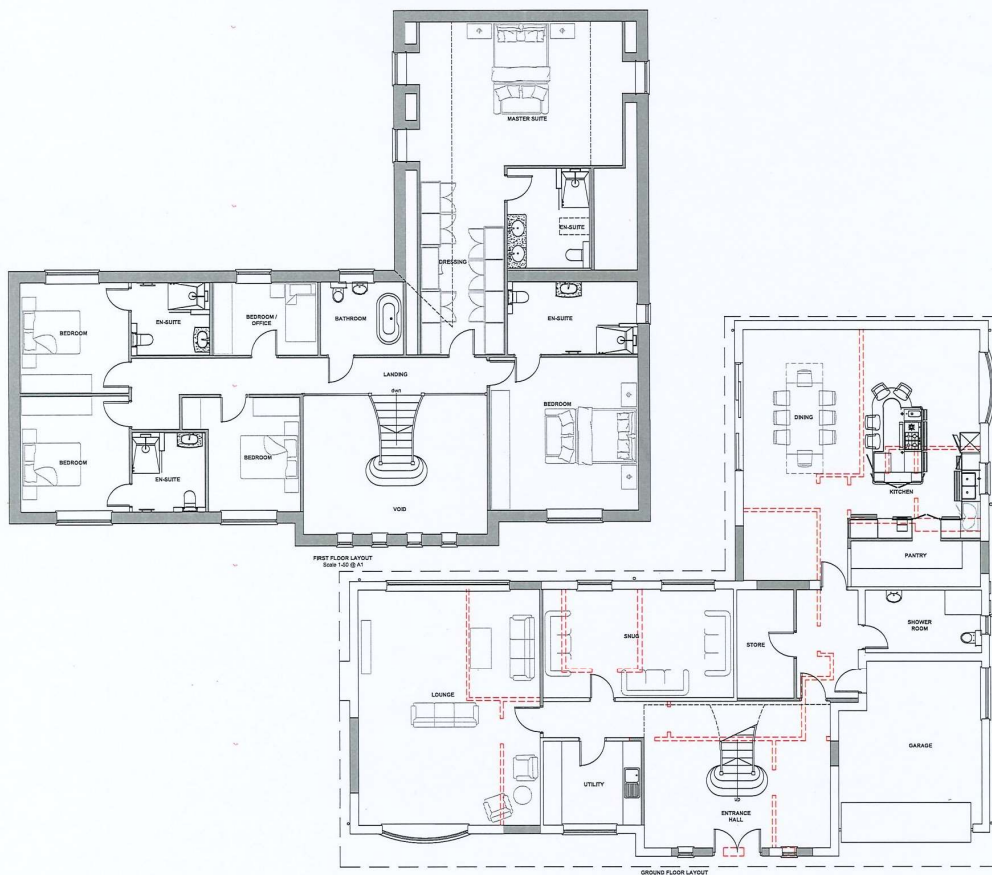
Freehold assumed.

VIEWING

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

NOTE: Full 'to scale' drawings, will be available at the Doncaster office, for detailed inspection.

PROPOSED ACCOMMODATION – THESE PLANS ARE NOT TO SCALE



PRELIMINARY STATUS

20-11-03-00

PROPOSED FIRST FLOOR
226 DAWKY ROAD
DESSACAR
DONCASTER, DN4 7DA.

drawing: PROPOSED ELEVATIONS,
SITE PLAN & LOCATION PLAN

date: 11/03/2020 client: bld architects

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3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

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