

Chester Cottage Farm, High Street, Wroot, DN9 2BT

- Residential development opportunity with Planning Permission for 3 Frontage Plots •
- Existing 3 Bedroomed Detached Bungalow • Total land area about 4.83 Acres (1.95 ha) •
- Old Granary and General Purpose Building • Mains services available •
- Central village location • Available as a whole •



£500,000 NO CHAIN



LOCATION

The rural village of Wroot which lies on the western edge of the historic Isle of Axholme about 4 miles north of B1396, about 10 miles east of Doncaster City Centre and 4 miles west of the popular small town of Epworth.

Junction 2 of the M180 is about 8 miles and junction 3 of the M18 about 10 miles.

DESCRIPTION

The property includes a Detached Bungalow on land extending to about 4.83 acres (1.95ha). Outline planning permission has recently been granted for three building plots on the frontage land following demolition of the bungalow. To the rear of the frontage land there is a field of about 4.5 acres (1.82ha).

Accommodation (room sizes approx. only)

THE BUNGALOW

A 1960s built detached bungalow of traditional construction including gas central heating and PVCu double glazing. The property is in need of general modernisation and improvement and comprises:-

Accommodation (room sizes approx. only)

Entrance Porch with PVCu storm door.

Central Hall with radiator and large built in cloaks cupboard.

Lounge (5.16m x 4.0m) with radiator and modern decorative fireplace.

Dining Area (3.0m x 2.7m) with radiator.

Kitchen (3.6m x 2.42m) including radiator, modern side exterior door, gas central heating boiler, built-in pantry, fitted units and rear field view.

Bedroom 1 (3.65m x 3.28m) with radiator.

Bedroom 2 (3.27m x 2.5m) with radiator.

Bedroom 3 (3.48m x 2.4m) with radiator.

Bathroom (2.40m x 2.1m) including bath, wash basin and wc. Radiator and linen cupboard.

Ground and Outbuildings

The property is shown edged red on the enclosed plan. The High Street frontage extends to about 42m. The depth of the area on which planning has been obtained extends to about 35m.

There are lawned gardens adjoining the bungalow and central driveway.

Original brick and pantile Granary (approx. 27m² extending on two floors).

General Purpose Building (about 81m² external) of asbestos cement sheet construction.

SERVICES (not tested)

- Mains water, electricity, drainage and gas.
- Gas central heating to the bungalow.

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX Band 'C' (on-line enquiry)

TENURE Freehold.

PLANNING PERMISSION

Outline planning permission (App No PA/2024/542) was granted in July 2024 to demolish the existing bungalow and erect three detached dwellings, subject to conditions. A copy of the planning consent is available from the selling agents or alternatively at <https://apps.northlincs.gov.uk/application/pa-2024-542>

OVERAGE CLAUSE

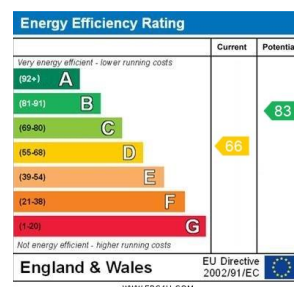
The field to the rear of the bungalow will be subject to a development overage agreement requiring a payment of 25% of any uplift in value for alternative residential or commercial development within a period of 25 years from the date of completion.

VIEWING

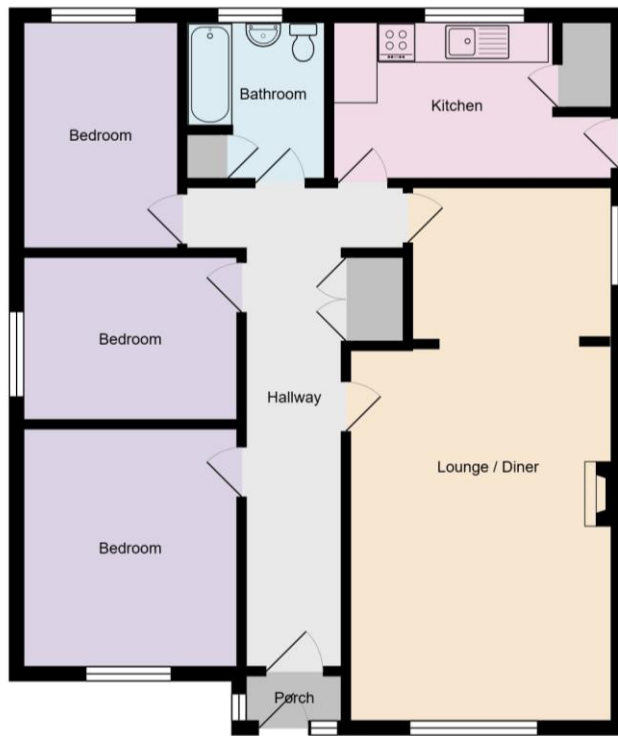
Strictly by prior appointment through Grice & Hunter 01427 873684

PLANS and AREA

Plans are provided for illustration purposes only. All areas and measurements are approximate.







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