



**Residential Building Plot  
Adjacent to  
The Orchard, Northside, Haxey, DN9 2JD**

- A residential Building Plot with Full Planning Permission for a Detached House and with a **3 ACRE** Paddock to the rear •
  - A seldom found self-build opportunity •
  - Pleasant village fringe setting •

## LOCATION

The plot and land are located on the historic Northside part of Haxey in a secluded setting adjoining open countryside designated an Area of Special Historic Landscape Interest.

Haxey lies on the A161 about 12 miles east of Doncaster and about 3 miles from the well served town of Epworth. Junction 2 of the M180 is about 6 miles to the north.

## DESCRIPTION

A single residential building plot with full planning permission for a detached 4 bedroom house. The plot has a frontage of about 21.5m, a depth of about 56m and a width at the rear of about 19m giving a total site area of about 0.28 acres (0.11ha). To the rear of the plot there is a 3 Acre (1.21ha) paddock which is hedge and fence enclosed.

The proposed dwelling will comprise:

Ground floor – lounge, combined kitchen/diner and sun room, family room and cloakroom.

First floor – 4 bedrooms, one en-suite and a family bathroom.

## PLANNING PERMISSION

The original planning application (PA/2022/811) dated 17/06/2022 was granted for the erection of a dwelling. Approval of reserved matters (PA/2025/649) was granted by decision dated 18/07/2025. A copy of the planning documents is available from the agent's Epworth office.

## SERVICES

Mains water, electricity, drainage and gas are believed to be available. Interested parties should make their own enquiries with the relevant utility providers.

## TENURE

Freehold

## METHOD OF SALE

The plot and land are offered for sale as a whole by private treaty.

## PLANS AND AREAS

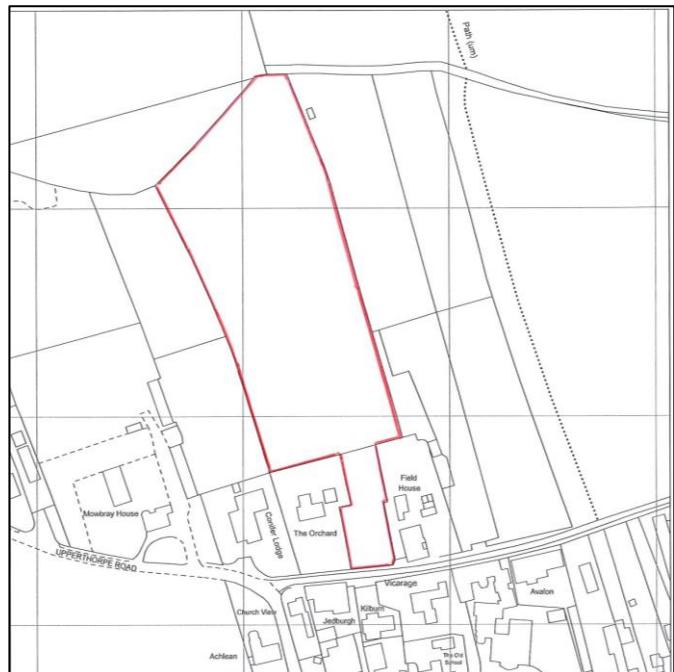
Interested parties should satisfy themselves as to boundaries, dimensions and areas.

## TENURE

Freehold

## VIEWING

By prior appointment with the agents.



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