



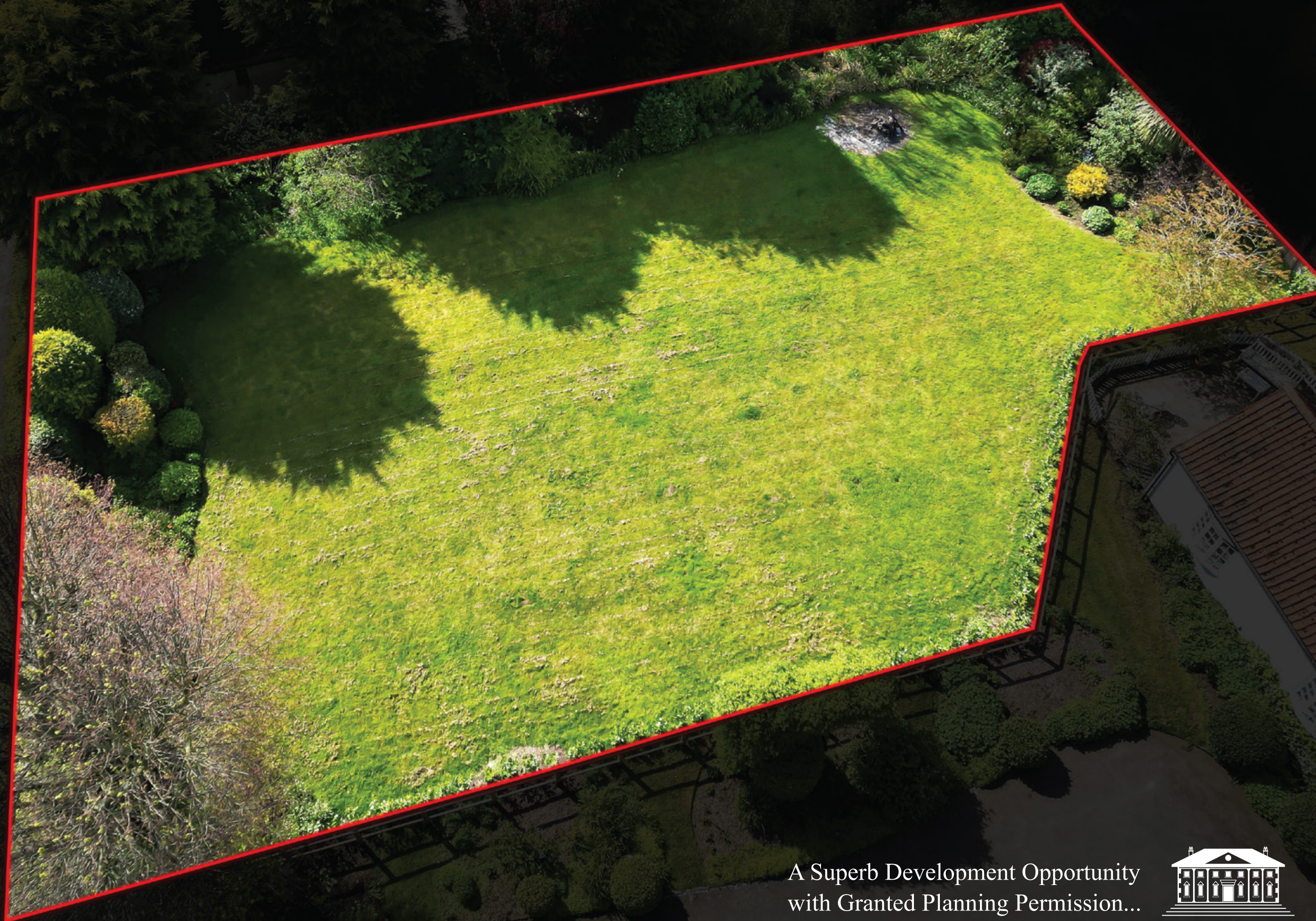
Land Adjacent to Iveagh House

Low Street, Beckingham, Doncaster DN10 4PS

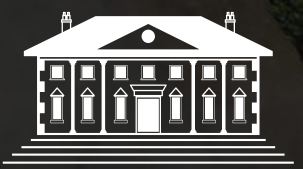


Blenheim
Park Estates

Image for Illustration Purposes Only



A Superb Development Opportunity
with Granted Planning Permission...





Welcome to **Land Adjacent to Iveagh House**

Offered for sale is a building plot within the village of Beckingham, presenting an opportunity to construct a superb family residence due to the benefit of full planning permission for the erection of a four bedroomed detached dwelling.

Planning reference: (Bassetlaw District Council) 22/00960/FUL | Erection of Detached Dwelling to Garden, Formation of New Access to Low Street and Alterations to Existing Driveway | Land At Iveagh House Low Street Beckingham South Yorkshire.

The proposed development will be set back from the road and accessed from Low Street by a private gated driveway. The home itself will provide generous family accommodation over two floors, including on the ground floor an open plan living kitchen, utility room and a separate lounge room and snug. Over the first floor will be a master bedroom suite, plus three additional bedrooms, a study and a family bathroom. The proposed property is projected to total approximately 3000 sq.ft.

This family home is planned to have off-road parking with a detached garage and sizeable gardens with a paved terrace.

Situated within the village of Beckingham, which has a Post Office and village shop, schooling and the Retford & Gainsborough Garden Centre. There is also a bus stop on Low Street, providing links to the surrounding areas. A short drive away takes you to Gainsborough and Retford where there are a host of amenities, including supermarkets, shops, restaurants and public houses. The Gainsborough Central and Gainsborough Lea Road train stations provide rail links to Retford and Sheffield. There is also Retford train station, which provides a high speed direct rail service to London within approximately 90 minutes. The A631 links with Bawtry, Tickhill and through to the M18 for journeys to Doncaster and Wickersley.

The property is proposed to briefly comprise of on the ground floor: Entrance hall, WC, snug, cloaks cupboard, living kitchen, utility room, lounge and detached garage.

Proposed layout on the first floor: Landing, bedroom 1, bedroom 1 en-suite, bedroom 2, bedroom 2 en-suite, bedroom 3, bedroom 4, study and family bathroom.

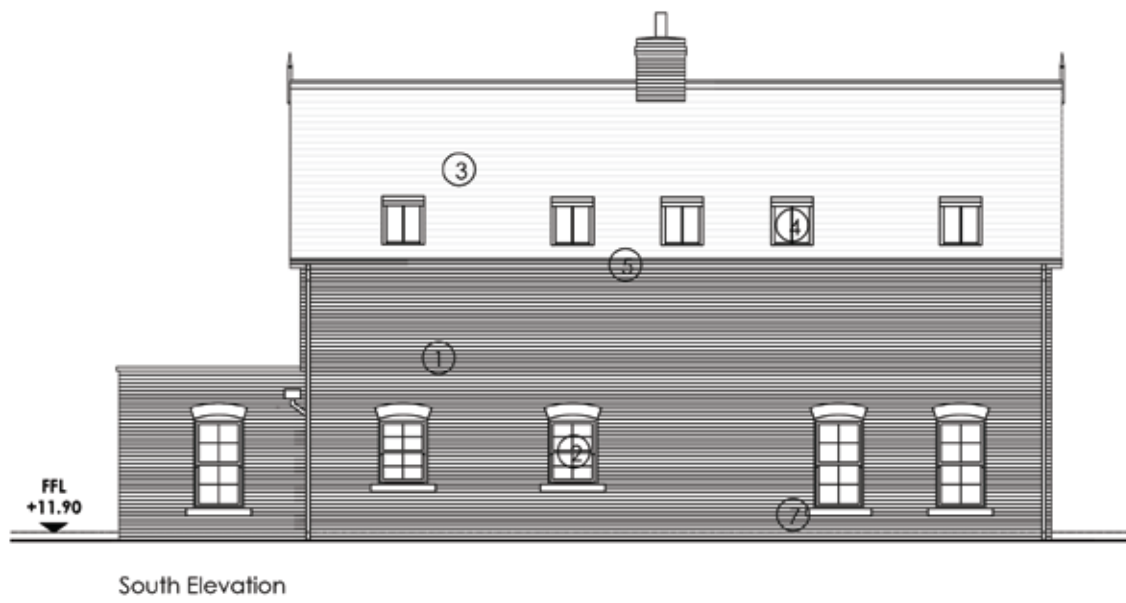


Proposed Site Plan

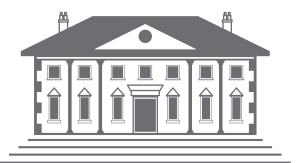


Proposed Site Plan - Scale 1:200

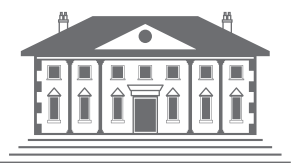
Proposed Elevations



Proposed Ground Floor



Proposed First Floor



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability.



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Low Street, Beckingham,
Doncaster DN10 4PS

Price £275,000