

sales
lettings
and service

horton knights

of doncaster

Thorne Road and Adjacent Building Land, Wheatley Hills, Doncaster, DN2 5AG

Guide Price £350,000



2 BUILDING PLOTS / FULL PLANNING GRANTED / RETAIL SHOP UNIT / FIRST FLOOR FLAT (TENANTED) / POPULAR ROADWAY WITHIN WHEATLEY HILLS / GREAT INVESTMENT OPPORTUNITY/ VIEWING STRICTLY BY APPOINTMENT//

FOR SALE as a whole. Two building plots with planning permission granted for two large dormer style detached bungalows, a retail shop unit and a first floor 1 bedroom self contained flat (currently tenanted). The two building plots have full planning permission granted June 2025 for the construction of two large detached dormer style bungalows.

VIEWING STRICTLY BY APPOINTMENT THROUGH THE SOLE SELLING AGENT.

BUILDING PLOTS

The building plots have planning permission granted for two large detached dormer style bungalows. Full plans and detailed drawings are available for inspection via the selling agent.

The images shown of the proposed dwellings are designed for information purposes only, they do not necessarily reflect the actual materials agreed in the planning permission documentation.

RETAIL SHOP UNIT

The retail unit sits in a row of four shops affronting Thorne Road. A busy main arterial road approximately 2 miles from the City Centre. It will be tenant free, it has been run as a DIY store for a number of years.

FIRST FLOOR FLAT

Self contained flat - sits above the shop unit. It is let on an assured short-hold tenancy agreement with a longer term tenant. It comprises, Landing, front facing lounge, small basic kitchenette, double bedroom and a large bathroom. It will require some updating works

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler... TBC

COUNCIL TAX - Flat - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

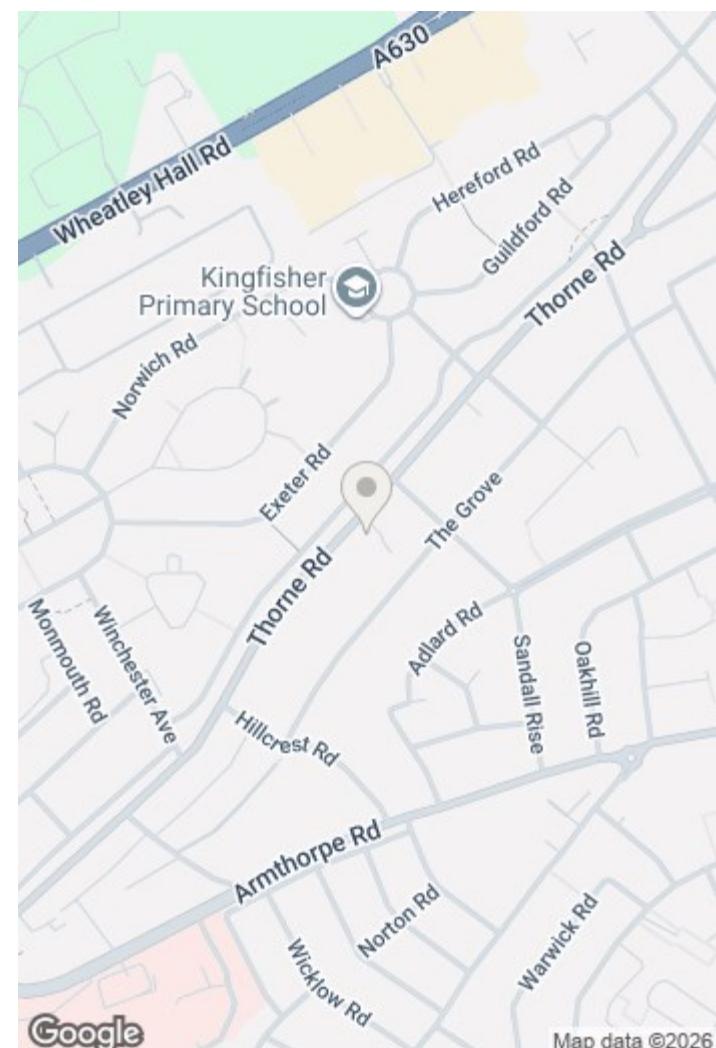
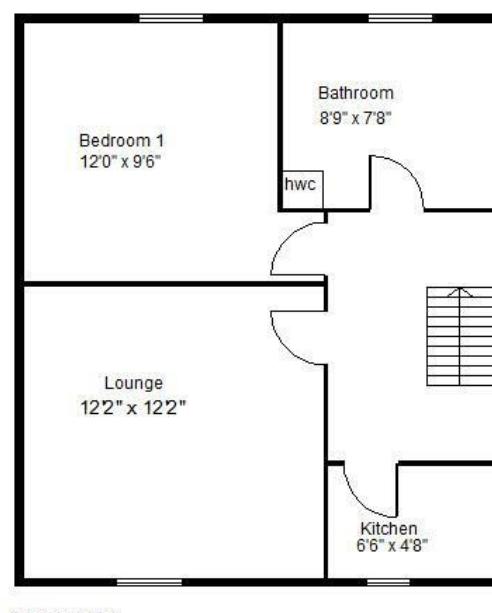
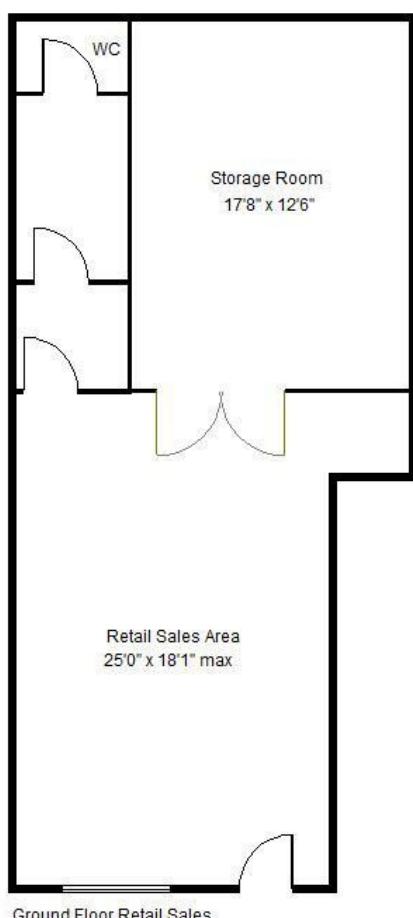
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday
www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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