GRICE & HUNTER

Chartered Surveyors
Estate Agents & Valuers
Est 1924

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 •

RICS Regulated by RICS

£325,000

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.

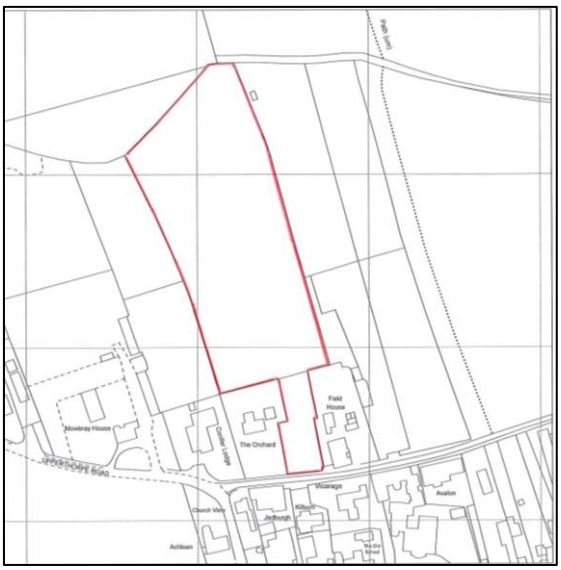
TENURE
Freehold

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.



23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
Fax: (01427) 873011
epworth@gricehunter.co.uk

7 Priory Place,
Doncaster DN1 1BL
Tel: (01302) 360141
Fax: (01302) 342942
doncaster@gricehunter.co.uk

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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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