



sales  
lettings  
and service

horton knights of doncaster



Bawtry Road, Bessacarr, DN4 7AG  
Guide Price £300,000 - £325,000



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BEAUTIFUL POSITION SET BACK OFF BAWTRY ROAD / SITE LIES TO THE REAR OF 103 / LONG DRIVEWAY & GATED ACCESS / FULL PLANNING GRANTED 07/03104/FUL & STILL CURRENT / 4 BEDROOM DETACHED DWELLING WITHIN MATURE GARDENS / VIEWING STRICTLY BY APPOINTMENT VIA SOLE AGENTS //

The building plot is former garden land to the rear of 103 Bawtry Road, it is set well back off the road and is approached via a gated access between 103 & 105. It is a sizeable, level plot which measures approx 18.7m frontage and a 43.6m depth. Full planning permission was granted in 2007 Ref. 07/03104/FUL, and more recent correspondence December 2023 with the City of Doncaster Council confirms this permission is still current.

For more detailed information please contact the sole selling agents horton knights Estate Agents or refer to City of Doncaster Planning Portal.

LOCATION

Bessacarr is a sought after residential district located on the South East side of Doncaster. It enjoys excellent links to the M18 & A1 Motorway networks making ideal for commuters. There are plenty of local amenities nearby including access to Lakeside retail and leisure complex plus within easy reach of Doncaster City Centre.

AGENTS NOTES:

IMAGERY - The artists impression has been produced by AI, and therefore is only a visual idea of how such a property may look. There is no reference to the exact building materials, or finishes. Buyers are asked to refer to the planning permission and Doncaster City Council to seek their own understanding and guidance, prior to agreeing a sale.

TENURE - FREEHOLD.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only. 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

Energy Efficiency 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	

