



## **'BIRCHWOOD', HURST LANE, FINNINGLEY, DN9 3NW**

- A broadly rectangular shaped site which extends to an area in the region of 0.4094 ha ( 1.01 acre) and including a large individual detached house which has been subject to extensive fire damage and is not currently habitable. An excellent and rare opportunity to undertake a bespoke re-development project on a large plot (subject to planning).

## SITE AND EXISTING BUILDING

The site area is in the approx. region of 0.4094ha (1.01 acre).

According to Architects employed by the vendor the original house had a ground floor 'footprint' of approx. 226m<sup>2</sup>, a first floor of approx. 100m<sup>2</sup> and a garage of approx. 32m<sup>2</sup>.

In addition there were three sheds, one of 36m<sup>2</sup>, one of 65m<sup>2</sup> and one of 32m<sup>2</sup>.

It has been subject to fire damage and the condition is self evident from the photographs incorporated into this brochure (taken May 2026).

## PLANNING

In regard to provision of a complete new dwelling Hylozoic Architects (attention of James Eagle) have obtained some pre-application advice from Doncaster City Council (reference 20/01360/PREAPP) which advises "informal advice is to seek the provision of a single dwelling which would be more sympathetic in terms of plot size and would also allow the provision of suitable parking and landscape mitigation". Alternatively the existing building could be reinstated.

## ROADS

The site abuts Hurst Lane which is made up and adopted.

## SERVICES

Mains water, electricity and gas are believed to be available to the site.

## CONTACTS

Local Authority – City of Doncaster Council, Civic Office, Waterdale, Doncaster, DN1 3BU.

Tel. 01302 736000

<https://www.doncaster.gov.uk>

Architect – Hylozoic Architects Limited

[Info@hylozoic.com](mailto:Info@hylozoic.com)

Tel. 07773175244

Selling Agents – Mark Hunter.

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Tel. 07794841406

## VIEWING

By prior appointment with the agent. For initial general enquiries parties are welcome to view the site **from the public road.**

Seriously interested parties can subsequently be met on site and accompanied around the grounds and building, subject to prior proof of identification and funding.

The existing building is in derelict condition and young children will not be admitted to the site.

Viewers inspect at their own risk.

### **ADDITIONAL LAND**

For those interested in buying the subject property there may be the possibility of being able to acquire some adjoining land (at additional cost). Enquiries will be dealt with on an individual basis.

