

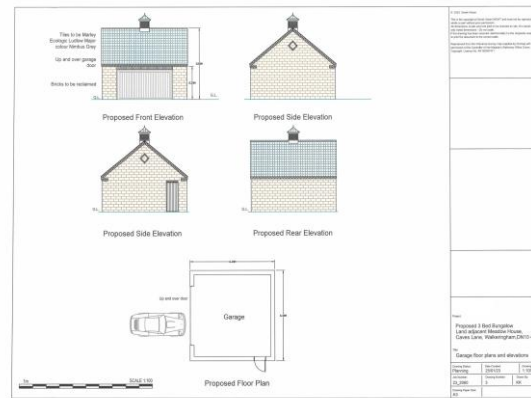
**Land Adj Meadow House Caves Lane, Walkeringham
Doncaster DN10 4LS**

welcome to

Land Adj Meadow House Caves Lane, Walkeringham Doncaster

Full planning permission granted for a net zero carbon detached four bedroom executive style bungalow with a detached garage and new vehicular access

. Some planning conditions are optional in regards to solar panels and heat pump. Positioned on an enviable plot in the village of Walkeringham.



Agents Note

Please be advised that the title for the plot is yet to be split and created from the current title, we are advised that this is currently being prepared but advise you seek further guidance from a solicitor prior to viewing or bidding. Please ask the branch for further information.

Buyer Information

- 1.SELF BUILD OPPURTUNITY
- 2.Full planning permission granted for a NET ZERO CARBON detached luxury single storey home
- 3.Detached garage and new access
- 4.Positioned on an EXTENSIVE PLOT Countryside plot in the highly regarded village of Walkeringham
- 5.Estimated finished valuation of £650,000 - £680,000 (based on local sold comparables)



view this property online williamhbrown.co.uk/Property/RFD107770



welcome to

Land Adj Meadow House Caves Lane, Walkeringham Doncaster

- Full planning permission granted
- Net zero carbon detached four bedroom dwelling
- Detached garage and new vehicular access
- Highly regarded semi-rural village location
- Bassetlaw planning ref: 23/00853/FUL

Tenure: Freehold EPC Rating: Exempt

£175,000



view this property online [williamhbrown.co.uk/Property/RFD107770](https://www.williamhbrown.co.uk/Property/RFD107770)



Property Ref:
RFD107770 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the
postcode not the actual property



william h brown



01777 704248



retford@williamhbrown.co.uk



10-12 Grove Street, RETFORD,
Nottinghamshire, DN22 6JR



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)