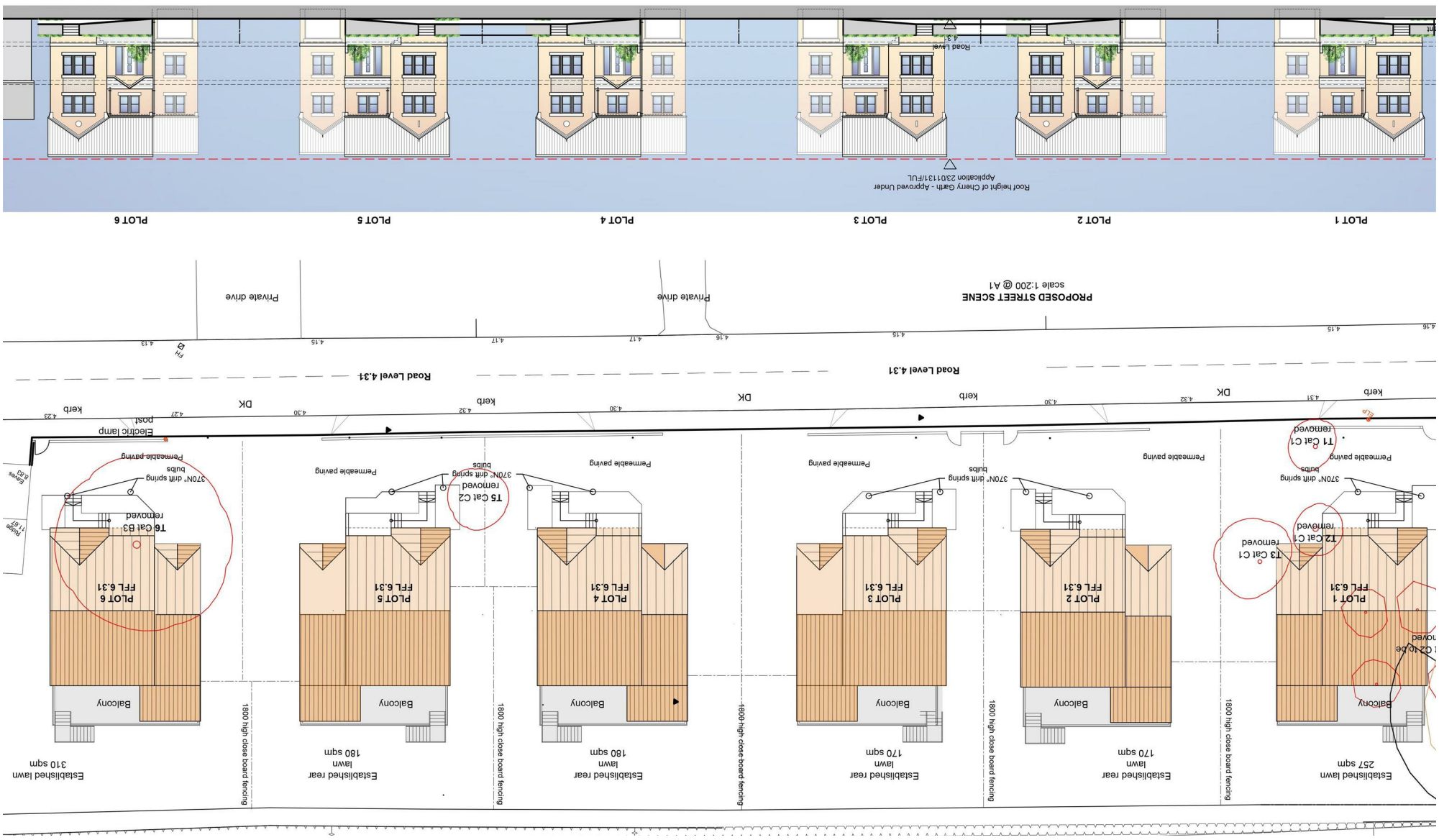

horton knights of doncaster

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Building Land - Broad Lane, Sykehouse, Goole, DN14 9AU

ATTENTION DEVELOPERS OR SPECULATORS / EXCITING DEVELOPMENT OPPORTUNITY / A LOVELY SITE COMPRISING 6 PLOTS STANDING SIDE BY SIDE / FULL PLANNING GRANTED / 6 LARGE DETACHED HOUSES (CIRCA 2500 sq ft) WITH GARAGING / BEAUTIFUL RURAL VILLAGE / VIEWING VIA HORTON KNIGHTS SOLE SELLING AGENT //

Horton Knights Estate Agents are delighted to announce the release of this building land, forming an attractive part of Sykehouse village's picturesque street scene.

Full planning permission has been granted for the construction of six substantial executive-style detached homes, each comprising five bedrooms, three bathrooms, together with private car parking and garaging. The properties will enjoy an attractive outlook over the village's pretty main street, complemented by a more open aspect to the rear. The plots represent an exciting opportunity to create six high-quality family homes in a desirable village setting.

The site is ideally suited to a small bespoke builder or developer, and may also appeal to or property investors/speculators seeking an attractive development opportunity.

LOCATION

Sykehouse is a charming and highly regarded village situated on the eastern fringe of Doncaster, with excellent connections towards Goole and the surrounding areas. Renowned for its attractive countryside, picturesque setting and strong sense of community, the village offers a peaceful and more relaxed lifestyle whilst remaining conveniently accessible to larger towns and cities. The surrounding area is well served by a range of reputable educational establishments. Pollington-Balne Church of England Primary School is the nearest primary school, approximately 1.9 miles from the site, whilst The Snaith School provides secondary education and is approximately 3.1 miles away.

For commuters, Snaith Railway Station is approximately 3.4 miles from the development, providing regular rail services to a number of surrounding towns and cities. The M18 and A19 provide good road access to the neighbouring villages and towns.

GENERAL INFORMATION

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

All pre-commencement planning conditions have been applied to be discharged

Viewing: Strictly By Appointment via the Sole Selling Agent.

Tenure: Freehold

Services: Mains electricity, water are available on site. There is no mains gas within the village, Drainage for residential homes rely on private off-mains drainage systems, predominantly individual septic tanks or modern package sewage treatment plants.

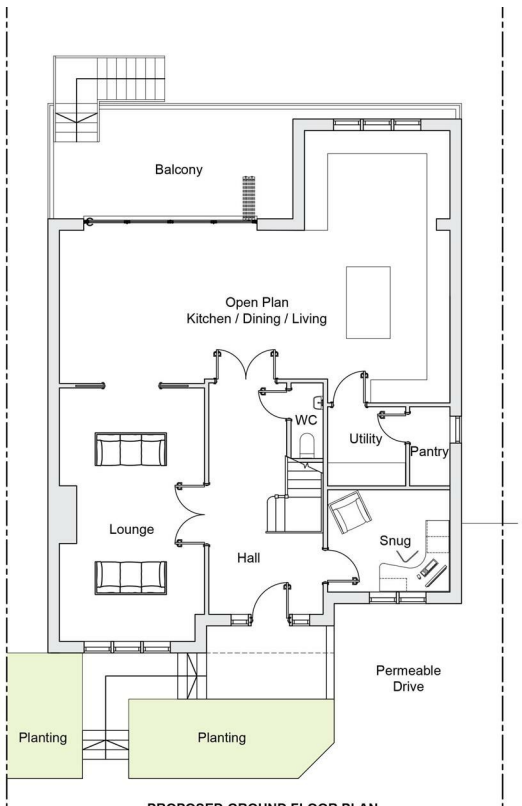
Broadband: Ultrafast broadband is available with download speeds of up to xxxx mbps and upload speeds of up to xxxx mbps.

Mobile Coverage: Coverage is available with EE, Three, 02 and Vodafone.

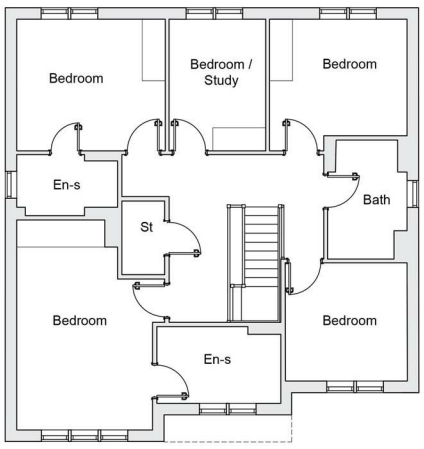
Measurements: Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

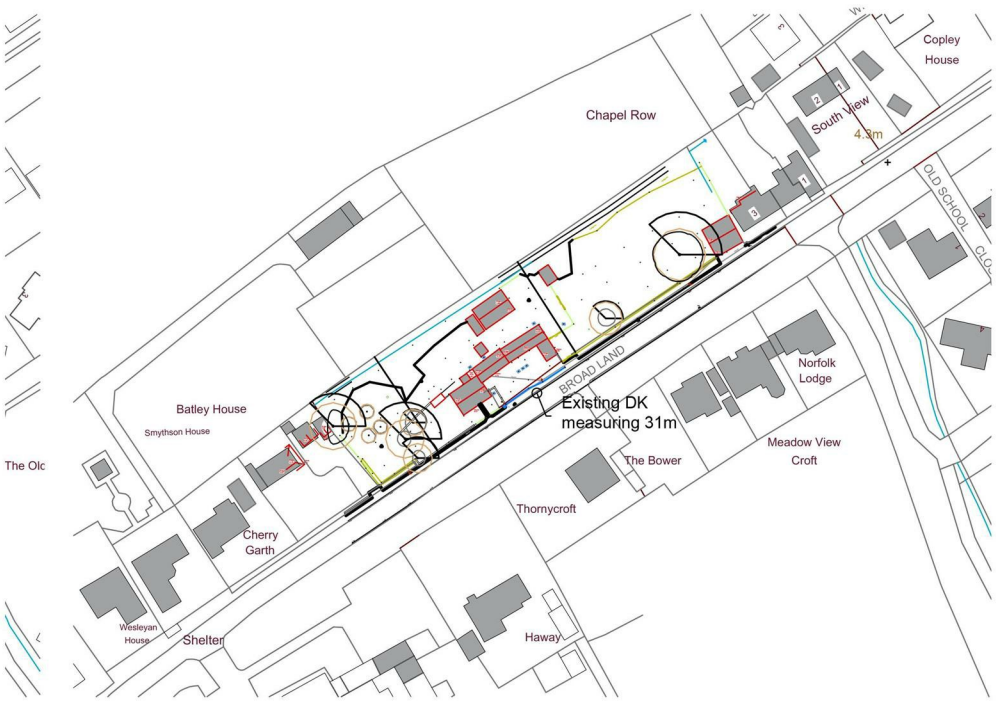
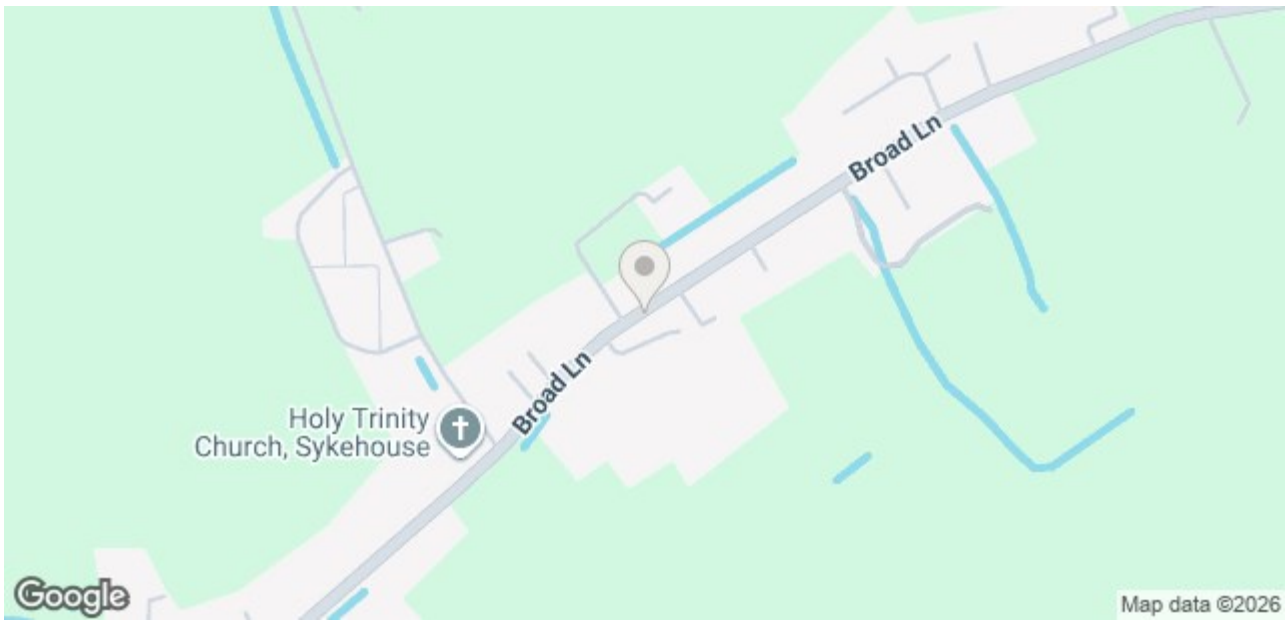
Opening Hours: Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday
www.hortonknights.co.uk



PROPOSED GROUND FLOOR PLAN
scale 1:100 @ A1



PROPOSED FIRST FLOOR PLAN
scale 1:100 @ A1



PROPOSED LOCATION PLAN
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