



**TARA, 77 AKEFERRY ROAD
WESTWOODSIDE, DONCASTER, DN9 2DU**



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Detached Bungalow which would benefit from some updating
Useful range of outbuildings and yard
Easy access to the national motorway network

FOR SALE BY PRIVATE TREATY
GUIDE PRICE £350,000.00
FREEHOLD WITH VACANT POSSESSION

Solicitors

HSR Law
Staynor House, Newborn Court, Chapel Street
Epworth, Doncaster
DN9 1HH
Tel: 01427 872206
Ref: Rachel Hailstone
E-mail: rachel.hailstone@hsrlaw.co.uk



Selling Agents

DDM Agriculture
2 Doncaster Road
Bawtry, Doncaster
DN10 6NF
Tel: 01302 714399
Ref: Andrew Houlden
E-mail: andrew.houlden@ddmagriculture.co.uk



GENERAL REMARKS AND STIPULATIONS

Location

Tara, 77 Akeferry Road is situated to the south eastern side of the village of Westwoodside and to the west of the hamlet of Graizelound. Junction 2 of the M180 lies approximately seven miles to the north and the City of Doncaster lies approximately twelve miles to the west.

Introduction

The sale of “Tara” provides an excellent opportunity to purchase a detached 3 bedroom bungalow of brick construction under a concrete interlocking tile roof together with a range of outbuildings and yard extending as a whole to 0.77 acre (0.32 hectare) or thereabouts. The property also has the benefit of mains gas central heating system and UPVC double glazing throughout.

The accommodation comprises:

Entrance Hall

With one radiator.

Lounge

With a feature fireplace, electric room fire and one radiator.

Kitchen

With a range of fitted wall and floor units, one and a half stainless steel sink unit, plumbing for an automatic washing machine and a Worcester gas combi-boiler.

Dining Room

With a sliding door through to the kitchen and one radiator.

Front Bedroom

With fitted wardrobes and one radiator.

Side Bedroom

With one radiator.

Rear Bedroom

With a work station and one radiator.

Bathroom

Fully tiled with a corner bath, vanity wash hand basin, low flush W.C., a separate shower cubicle and one radiator.

Separate W.C.

With a low flush W.C., a wash hand basin and a ventilation fan.

Conservatory

With double French doors to the outside, one radiator and an air conditioning unit.

Externally

There is a double concrete sectional garage, lawned gardens to both the front and rear and a patio area adjacent to the conservatory.



The Farm Buildings

These comprise the following range of buildings:

1. Nissen Hut of corrugated fibre cement sheet and concrete block construction, with a partial concrete floor.
2. 4-bay open fronted Machinery Shed of timber frame construction with a steel box profile sheet roof and with similar cladding to 3 sides, with a stone floor.
3. Workshop of concrete block construction with a steel box profile sheet roof, a concrete floor and two doors.

Development Potential

The existing farm buildings could lend themselves to various alternative uses subject to obtaining the relevant planning permissions. Any enquiries regarding this potential should be made to the Planning Department of North Lincolnshire Council on 01724 297000 or by e-mail to the planningdutyofficer@northlincs.gov.uk.

Services

There are water, gas and electricity supplies to the property with drainage to the mains sewer.

Energy Performance Certificate

The property is rated as "D"

A full copy of the EPC is available online at www.ddmagriculture.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Outgoings

North Lincolnshire Council

Council Tax Band "C"

2025/2026 council tax payable £1,963.64

Tenure & Possession

The property is offered for sale freehold with the benefit of vacant possession on completion.

Viewing

Viewing is strictly by appointment with the Selling Agents on 01302 714399.

Fixtures & Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price.

Wayleaves, Easements & Rights of Way

There is a right of way to access the yard off Akeferry Road and a right of way over the property in favour of third party landowners to access land to the south.

The property is sold subject to any other rights of way, reservation of minerals, water, drainage, sporting rights, easements and other wayleaves and all rights of access whether mentioned in these sales particulars or not.

Method of Sale

The property is offered for sale as a whole by Private Treaty with a guide price of £350,000. Interested parties are invited to speak to either Andrew Houlden or Lucy Barraclough of the Selling Agents, or contact the office on (01302) 714399 to discuss their interest.

Important Notice

DDM Agriculture for themselves and the Vendors of this land, whose agents they are give notice that:

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