



**TARA, CROOK TREE LANE
HATFIELD, DONCASTER, DN7 6EW**

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A Four Bedroom Detached Bungalow standing in approximately 5 acres
Useful Range of Outbuildings and Yard
Easy Access to the National Motorway Network

FOR SALE BY INFORMAL TENDER

(UNLESS SOLD PREVIOUSLY)

CLOSING DATE: 12 NOON FRIDAY 29 MAY 2026

OFFERS IN EXCESS OF £495,000

FREEHOLD WITH VACANT POSSESSION

Solicitors

Grainger Appleyard
26-27 Hall Gate
Doncaster
DN1 3NL

Tel: 01302 357257

Ref: John Grainger

E-mail: j.grainger@graingerappleyard.com



Selling Agents

DDM Agriculture
2 Doncaster Road
Bawtry, Doncaster
DN10 6NF

Tel: 01302 714399

Ref: Chris Goodall

E-mail: chris.goodall@ddmagriculture.co.uk



GENERAL REMARKS AND STIPULATIONS

Location

Situated to the north east of the town of Hatfield, approximately 8 miles north east of the City of Doncaster and in the County of South Yorkshire, the property benefits from a semi-rural yet accessible location and has the benefit of mains gas central heating system and UPVC double glazing throughout.

Introduction

Tara is an attractive smallholding extending as a whole to approximately 5.06 acres (2.04 hectares) or thereabouts. The property is further enhanced by extensive lawned gardens, an established orchard, small greenhouse and two summerhouses.

The accommodation comprises:

Hallway - 1.30m x 1.70m max

With pantry off (2.58m x 1.90m) with tiled floor and shelving .

Kitchen/Dining Room - 4.33m x 3.69m

Fully tiled walls and with a range of fitted wall and floor units, stainless steel sink unit, Credapan double oven, electric fan and AEG extractor fan and plumbing for an automatic washing machine and a Potterton Kingfisher 2 gas boiler with Cooperad Mini-vector Heater and a Drayton Control box for heating and hot water with tiled walls and floor.

Lounge - 3.78m x 3.69m

With a gas fireplace, tiled hearth, a bay window, timber wall, wall lights and a radiator.

Large Hallway - 2.10m x 6.70m

With a radiator.

Lounge - 7.55m x 3.89m

Triple aspect with a feature stone gas fireplace, aluminium patio doors to rear garden, a bay window and 2 radiators.

Bedroom 1 - 3.60m x 3.30m

With fitted wardrobes, ventilation system and a radiator

Bedroom 2 - 3.60m x 3.60 m

With fitted wardrobes, ventilation system and a radiator.

Airing Cupboard

With hot water cylinder

Bathroom - 2.70m x 2.10m

Fully tiled with pedestal wash hand basin, panelled bath, shower cubicle with Grome mains shower, low flush WC, extractor fan and tiled walls and floors and with a radiator.

Stairs to landing

With electricity meter box and built in cupboards

Bedroom 3 - 3.95m x 2.90m

With built in wardrobes and doors to loft space, Velux roof light, ceiling fan, timber walls and ceilings and a radiator.

Bedroom 4 - 5.71m x 3.80m

With fitted wardrobes, Velux roof lights, room heater, timber walls and ceilings, an En-Suite comprising a shower cubicle, low flush WC and a pedestal wash hand basin with tiled walls and floor and a radiator.

Externally

There is a double concrete garage (6.70m x 5.70m) with lawned gardens to both the side and rear of the property together with a sizeable garden with established trees, an orchard and a pond.



The Farm Buildings

These comprise the following range of buildings:

1. Workshop (13.70m x 7.10m) - Atcost concrete portal frame construction with breeze block walls to lower elevation and corrugated asbestos sheeting to upper elevation under a roof of similar construction with double doors with a concrete floor.
2. Tractor Shed with Enclosed Lean-to (9.40m x 7.50m) - of a pole construction with mixed cladding, double doors, a personnel door, a concrete floor and an adjoining lean to (10.20m x 5.20m) of similar construction.

Development Potential

The existing farm buildings could lend themselves to various alternative uses or be converted to 'American barn' style stables and/or used as feed stores subject to obtaining the relevant planning permissions. Any enquiries regarding this potential should be made to the Planning Department of City of Doncaster Council on 01302 736000.

Services

There are water, gas and electricity supplies to the property with drainage to a private system.

Energy Performance Certificate

The property is rated as "D".

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

Outgoings

City of Doncaster Council

Council Tax Band D

2026/2027 Council Tax payable £2,189.23

Tenure & Possession

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

Viewing

The property will be open for viewings between 1pm and 3pm on Tuesday 05 May, Thursday 07 May and Monday 11 May 2026. Please contact the office for further details.

Fixtures & Fittings

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

Wayleaves, Easements & Rights of Way

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.

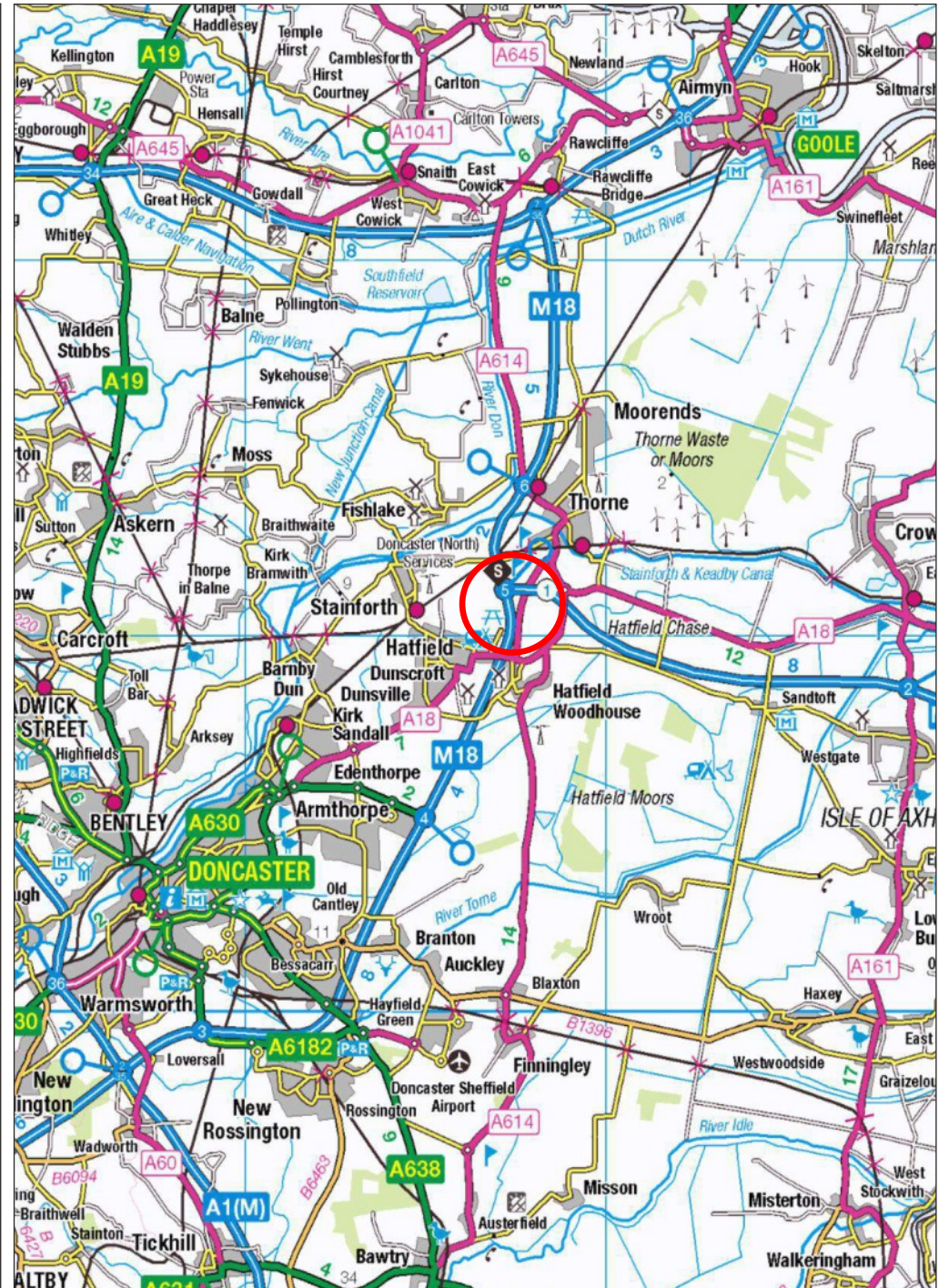
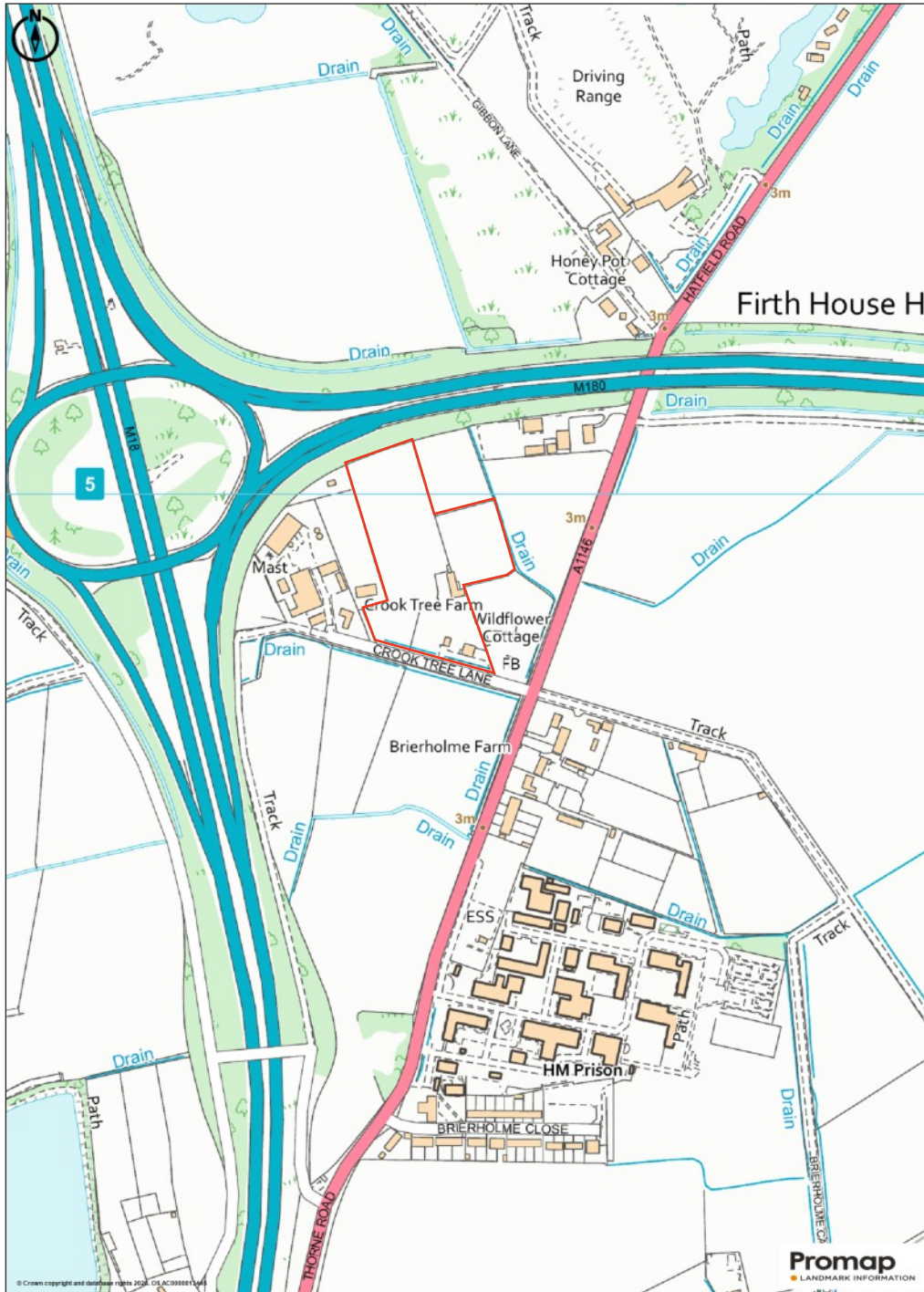
Method of Sale

The property is offered for sale as a whole by Informal Tender (unless sold previously) with a guide price of offers in excess of £495,000. The Vendor does not undertake to accept the highest, or indeed any offer but best and final offers should be submitted in accordance with the following:-

1. Expressed as a lump sum total.
2. Confirm full name and address and contact telephone number of Buyer(s).
3. Confirm full name and address and contact telephone number of Solicitor.
4. Confirm whether the offer is on the basis of cash, or conditional upon unconfirmed finance or sale of other property.
5. Submitted in a sealed envelope marked "Tara, Crook Tree Lane, Hatfield".
6. Submitted no later than 12 noon on Friday 29 May 2026.

Escalating bids or offers made by reference to other bids are not acceptable. Interested parties are invited to speak to either Chris Goodall or Lucy Barraclough of the Selling Agents, or contact the office on (01302) 714399 to discuss their interest.

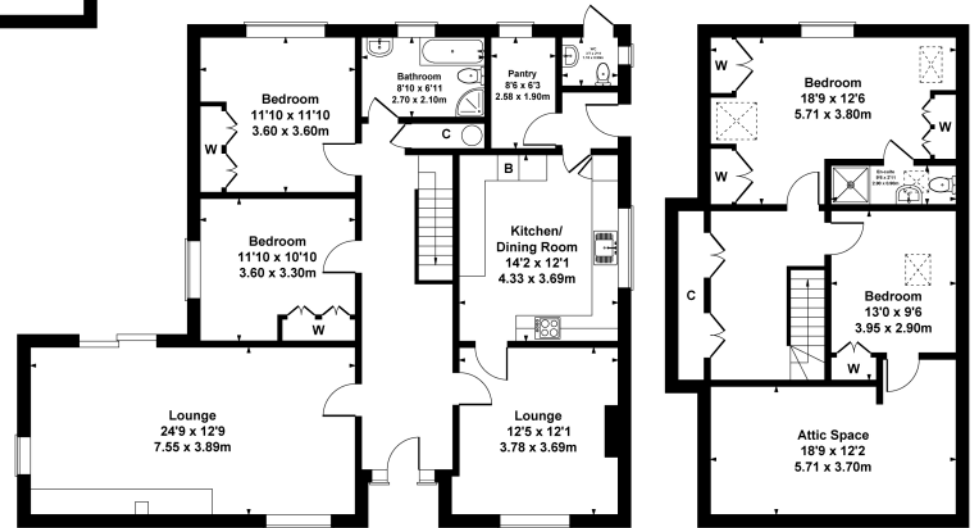
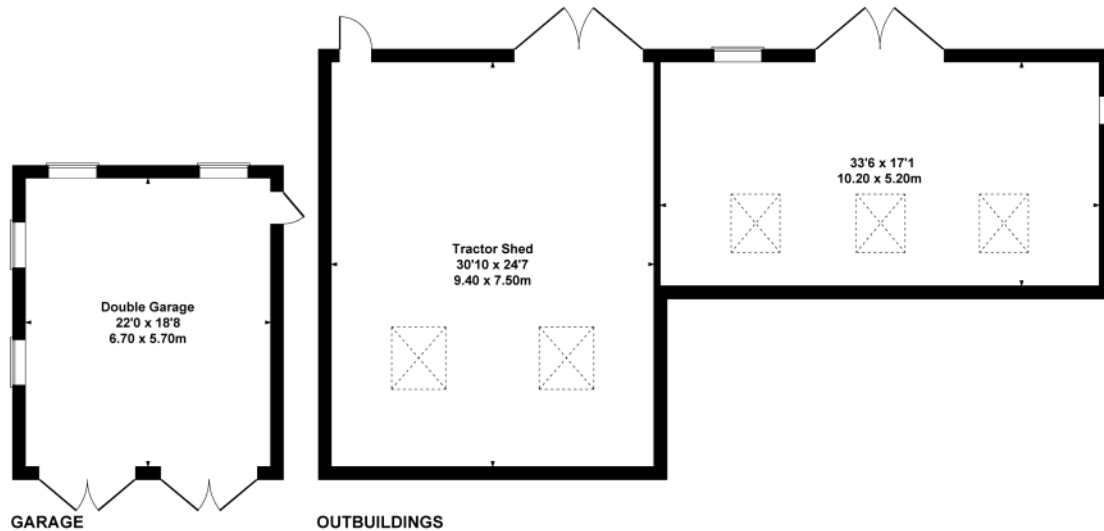
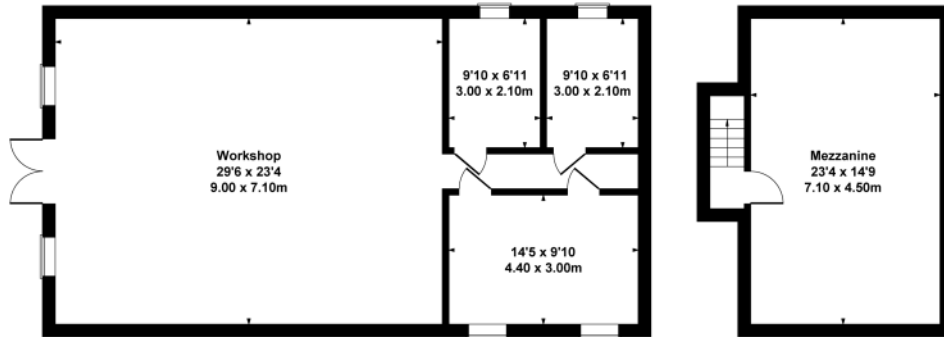




'Tara', Crook Tree Lane, Hatfield, Doncaster, DN7 6EW

Approximate Gross Internal Area
 Main House = 2012 sq ft - 186.9 sq m
 Garage = 410 sq ft - 38.1 sq m
 Outbuildings = 2736 sq ft - 254.2 sq m
 Total = 5158 sq ft - 479.2 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR

FIRST FLOOR

Not to scale for layout reference only. All Measurements are Approximate Produced by As Built Energy Surveys for 24/7 Property Services orders@asbuiltenergysurveys.co.uk

Important Notice

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

- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) The Purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters including BPS, planning or other consents.
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