



BUILDING PLOT

ADJACENT TO 31 ALEXANDRA ROAD, HARWORTH, DN11 8EZ

A generous sized individual building plot extending to an approx. area in the region of 0.143 of an acre (0.058ha) with planning permission to construct one new detached 3 bedroomed house.

Centrally located within this well served area and only approx. 2 miles from the A1/A1(M)

MEASUREMENTS

The plot has an average width in the region of 15.7 metres (51'6") and an average depth of approx. 37 metres (121').

In broad terms the site slopes and the gradient declines from east (roadside) to west.

PLANNING

Under application number 25/01300/FUL Bassetlaw District Council have granted full planning permission for a detached two storey 3 bedroomed house (document dated 17th February 2026).

CONDITIONS

1. Within a set time period, from the date of completion of the sale the purchaser(s) will be responsible for constructing a masonry site wall to the full length of the lateral boundary between the subject site and the adjoining plot known as number 31 Alexandra Road.
2. As is common to Bassetlaw District council this development is subject to a Community Infrastructure Levy (C.I.L.) which, in this case, is assessed at £2,701.94.

DOCUMENTS

A copy of the planning permission documents and plans can be made available to seriously interested parties. Also these can be downloaded from the Bassetlaw District Council Planning website.

TENURE Freehold.

SERVICES

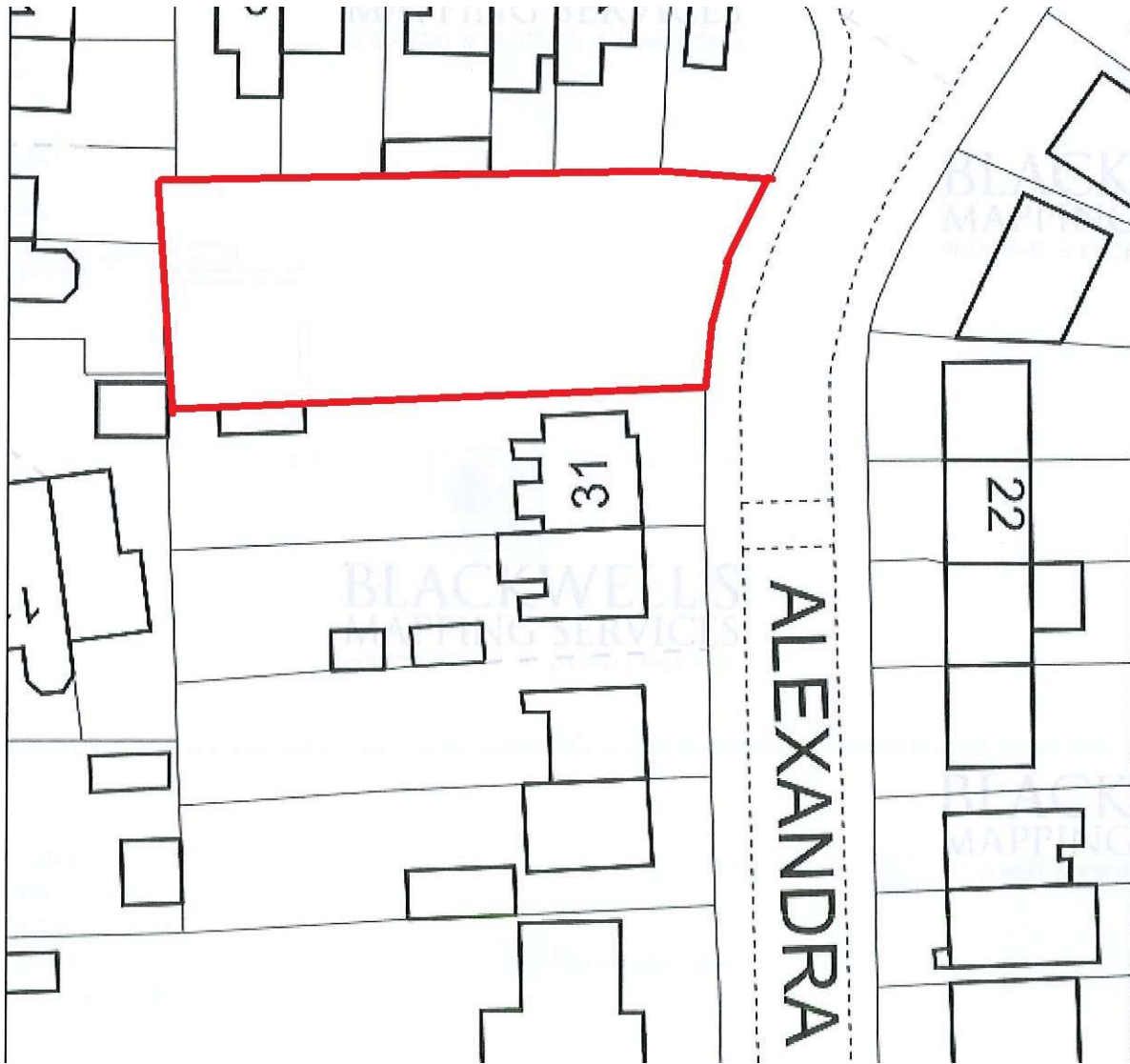
It is assumed that all mains services are available but this is to be confirmed.

ROADS

The site fronts Alexandra Road which is made up and adopted.

VIEWING

Strictly by prior appointment through Grice & Hunter 01302 360141.



The plan is for identification purposes only and is not to scale nor is it intended to depict exact legal boundaries.

**23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
epworth@gricehunter.co.uk**

**7 Priory Place,
Doncaster DN1 1BL
Tel: (01302) 360141
doncaster@gricehunter.co.uk**

Consumer Protection Regulations

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

Misrepresentation

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.