



**Townend
Clegg & co**

CHARTERED SURVEYORS SINCE 1895

Prime Building Plot

Wood Lane, Fishlake, Doncaster, DN7 5JZ

**For Sale By Private Treaty
Offers Over £175,000**

Property Features

- Prime residential Plot of edge of very popular rural Village
- Road frontage 26 metres (85ft), Depth of Plot 27 metres (88ft), Over 700m²
- Outline Planning Consent for 5 Bedroom Detached House 320m² (3440sq ft) with Detached Garage
- Rare opportunity to purchase a superb Building Plot
- Closing Date for Offers 12 noon Wednesday 5th April 2023

Full Description

SITUATION

The Village of Fishlake is approached from the A614 Thorne Road by crossing over Jubilee Bridge and entering the Village along Soar Lane and then turning first right into Wood Lane where the Plot is found on the left to the North of Kinghorn House and is marked by our distinctive For Sale Board and is edge red on the attached Reference Plan.

THE PLOT

This has a frontage to Wood Lane of 26 metres (85 ft) and a depth of 27 metres (88 ft) and is currently part of the garden of The Pentlands upon which is a detached brick Garage which would be ideal for the storage of materials and plant and machinery during the construction of a new property.

PLANNING CONSENT

The Plot is offered For Sale with the benefit of Planning Consent for the erection of a 5 Bedroom Detached House 320m² (3440 sq ft) and Garage being Council No 21/01912/FUL granted by Doncaster Council on 29th March 2022. A copy of the Planning Consent Notice can be obtained from the Agents Office or by visiting the Planning Portal www.doncaster.gov.uk

SERVICES

It is understood that mains water, electricity and drainage are available to the Plot and a prospective Purchaser should make their own enquires with the relevant Statutory Authorities regarding points of connection and costs.

ROADWAY

Wood Lane is an adopted Public Highway.

FENCING

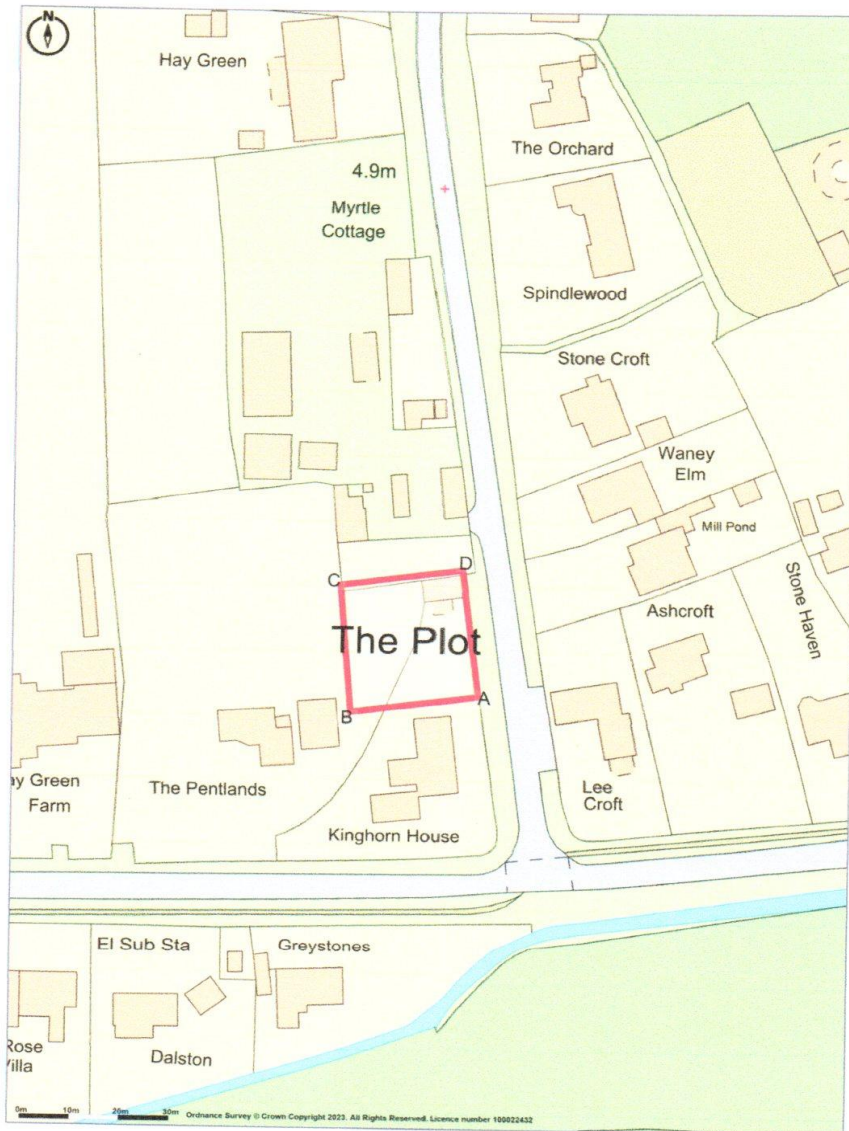
The Purchaser will be responsible to erect a timber post and four rail fence along the boundaries of the Plot and as identified by the letters A-B-C-D on the attached Plan. Such fence to be erected within 2 months of completion of the Sale.

VIEWING

The Plot can be inspected at any reasonable time upon receipt of these Particulars.

ADDITIONAL INFORMATION

Should you require any additional information, or wish to discuss any points prior to submitting your Offer, then please contact Michael J. Townend on 01405 762557.



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements