

LAND OFF BACK LANE

(opposite the Old Bells)
Campsall, Doncaster
Yorkshire, DN6 9AG

**GUIDE PRICE £120,000
PLUS VAT
FREEHOLD**

A UNIQUE RESIDENTIAL DEVELOPMENT OPPORTUNITY SUITABLE FOR A SELF BUILDER OR DEVELOPER WISHING TO ACQUIRE A SITE WITH THE BENEFIT OF FULL PLANNING PERMISSION FOR A NEW 4 BEDROOM FAMILY HOME. LOCATED WITHIN THE DESIRABLE VILLAGE OF CAMPSALL, IT IS WELL LOCATED TO MAKE USE OF THE GOOD LINKS TO THE A1 AND M1 AND BENEFIT FROM THE NEARBY AMENITIES FOUND AT SOUTH ELMSALL AND SOUTH KIRBY.

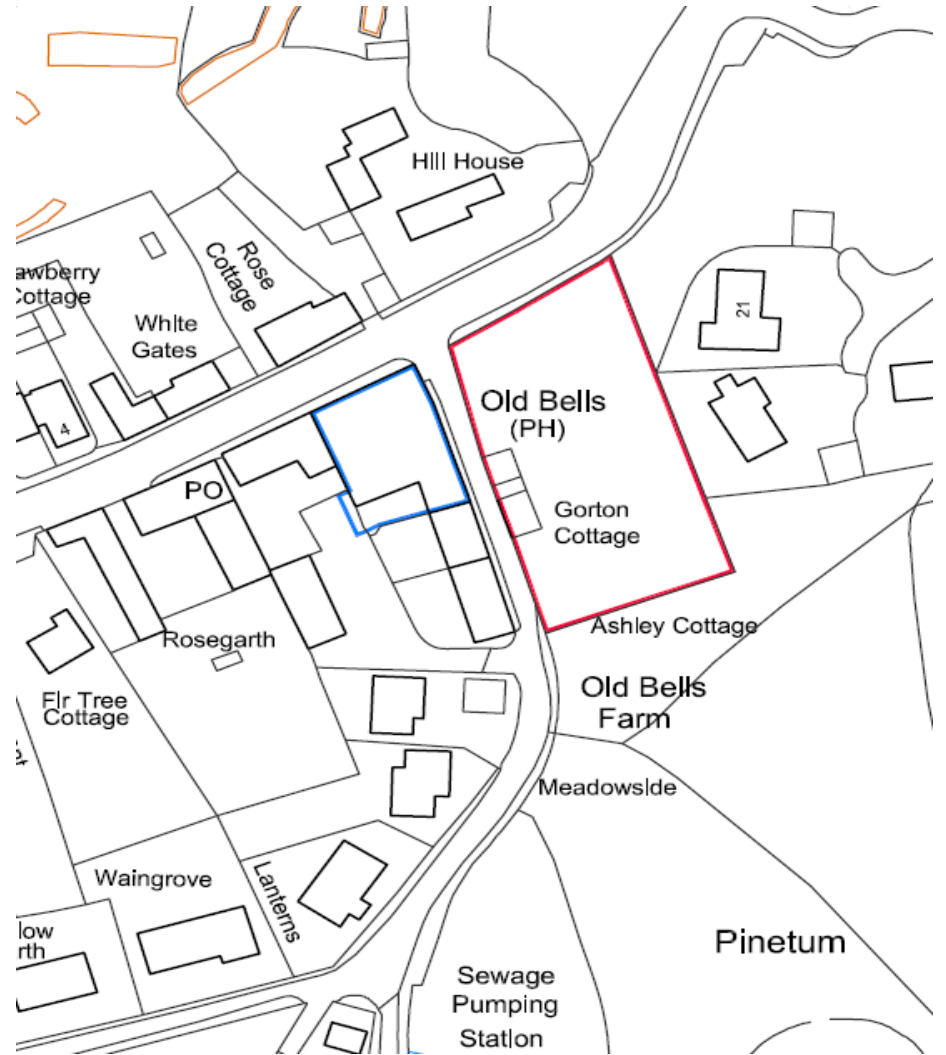
SITUATED ADJACENT TO CAMPSALL COUNTRY PARK, THE DEVELOPMENT SITE IS ACCESSED OFF 'BACK LANE', A QUIET NON THROUGH ROAD AT THE HEART OF THE VILLAGE OF CAMPSALL.



Land off Back Lane



Aerial view of the site



Location Plan

Land off Back Lane

Position

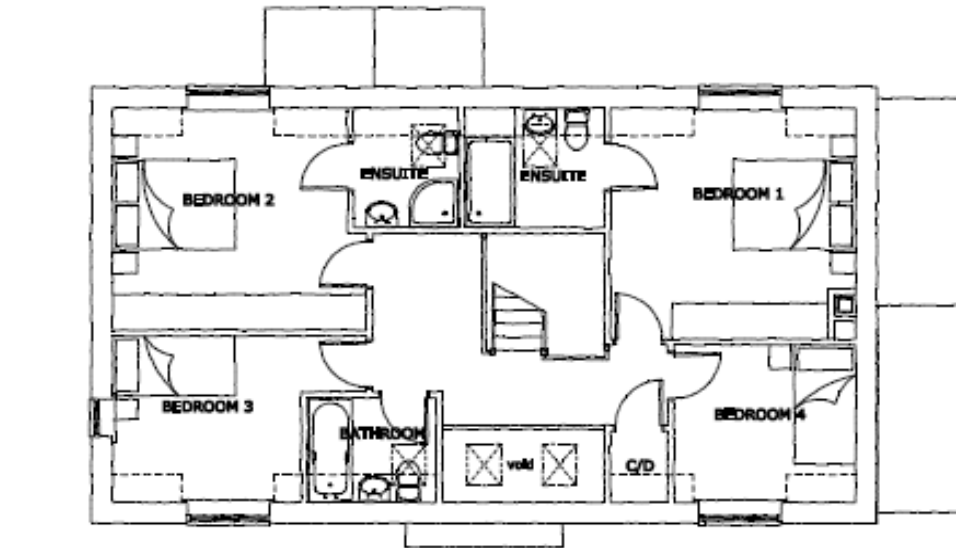
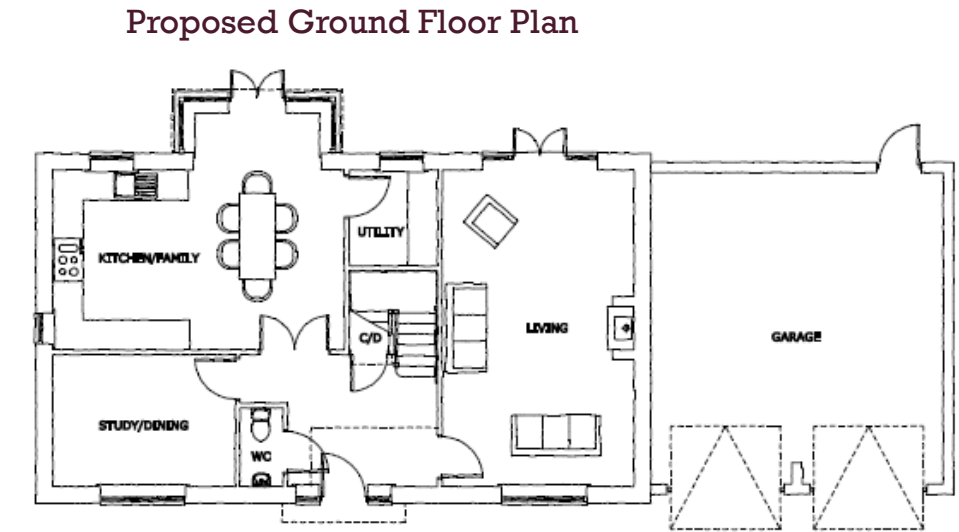
CAMPSALL IS 25 MILES SOUTH EAST OF LEEDS AND 8.5 MILES NORTH OF DONCASTER. NEARBY LINKS INCLUDE BOTH THE M1 AND A1 MOTORWAYS AND DONCASTER TRAIN STATION WHICH HAS DIRECT SERVICES INTO LONDON AND LEEDS.

THE SITE FORMS PART OF THE OLD BELLS PUBLIC HOUSE CAR PARK; A REMOTE CAR PARK ON THE OPPOSITE SIDE OF BACK LANE TO THE PUB BUILDING.

The Residential Development

DETAILED PLANNING CONSENT (REF: 19/00955/FUL) WAS GRANTED ON 11TH JUNE 2019 FOR THE ERECTION OF A SINGLE DETACHED DWELLING AND RECONFIGURATION OF PUBLIC HOUSE CAR PARK, FOLLOWING DEMOLITION OF 2 SINGLE STOREY FLAT ROOF GARAGES.

THE PROPOSED DWELLING WILL PROVIDE 4 BEDROOMS AND HAVE A GROSS INTERNAL AREA OF 163.2 SQM / 1757 SQF. THE DEVELOPER WILL BE RESPONSIBLE FOR THE EXTERNAL WORKS WHICH COMPRISE THE DEMOLITION OF THE EXISTING SINGLE STOREY GARAGES, WIDENING OF BACK LANE AND CREATION OF A FOOTPATH AS WELL THE BOUNDARY WALL AND ASSOCIATED GATE BETWEEN THE RETAINED PUBLIC HOUSE CAR PARK AND NEW PLOT.



Proposed Front Elevation

Proposed First Floor Plan

Further Information

An information pack which contains further information including planning related documentation, can be provided upon request by email.

We believe that all main services are located in the vicinity of the site; however perspective purchasers should make their own enquiries with the appropriate service providers.

Viewings are to be conducted on an accompanied basis. Please contact us using the details below to arrange.

VAT will be applicable at the standard rate.

The property is located within the Campsall Conservation Area.



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IMPORTANT NOTICE

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1. THE PARTICULARS ARE PRODUCED IN GOOD FAITH SET OUT AS A GENERAL GUIDE ONLY AND DO NOT CONSTITUTE ANY PART OF THE CONTRACT. 2. NO PERSON IN THE EMPLOYMENT OF CALDECOTTE GROUP HAS ANY AUTHORITY TO MAKE OR GIVEN ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. 3. ALL ORDNANCE SURVEY MAPS ARE REPRODUCED WITH THE SANCTION OF THE CONTROLLER OF H M STATIONERY OFFICE CROWN COPYRIGHT RESERVED AND AERIAL PHOTOGRAPHS ARE COURTESY OF GOOGLE MAPS. 4. THE PHOTOGRAPHS APPEARING IN THESE PARTICULARS SHOW ONLY CERTAIN PARTS AND ASPECTS OF THE PROPERTY. CERTAIN ASPECTS MAY HAVE CHANGED SINCE THE PHOTOGRAPHS WERE TAKEN AND IT SHOULD NOT BE ASSUMED THE PROPERTY REMAINS EXACTLY AS SHOWN IN THE PHOTOGRAPHS. 5. ANY AREAS, MEASUREMENTS OR DISTANCES REFERRED TO HEREIN ARE APPROXIMATE ONLY. 6. WHERE THERE IS A REFERENCE TO THE FACT THAT ALTERATIONS HAVE BEEN CARRIED OUT OR THAT A PARTICULAR USE IS MADE OF ANY PART OF THE PROPERTY, IT IS NOT INTENDED TO BE A STATEMENT THAT ANY NECESSARY PLANNING CONSENT OR BUILDING REGULATIONS OR OTHER CONSENTS HAVE BEEN OBTAINED. THESE MATTERS MUST BE VERIFIED BY ANY INTENDING PURCHASER. 7. THE PROPERTY BEING OPEN TO INSPECTION, THE PURCHASER SHALL BE DEEMED TO HAVE FULL KNOWLEDGE OF THE STATE AND CONDITION THEREOF AND AS TO THE OWNERSHIP OF ANY TREE, BOUNDARY OR ANY PART OF THE PROPERTY. SHOULD ANY DISPUTE ARISE BETWEEN THE VENDORS AND THE PURCHASER UPON ANY POINT WHATSOEVER, NOT INVOLVING A QUESTION OF LAW, ARISING OUT OF THESE GENERAL REMARKS, THE PLAN OR PARTICULARS OF SALE, THE MATTER IN DISPUTE SHALL NOT ANNUL THE SALE BUT SHALL BE REFERRED TO THE ARBITRATION OF THE VENDORS AGENTS WHOSE DECISION IS FINAL AND BINDING ON ALL PARTIES TO THE DISPUTE AND IN ANY SUCH ARBITRATION, THE VENDORS AGENTS SHALL DECIDE HOW THE COST OF SUCH REFERENCE SHALL BE BORNE.

Conditions of Sale

1. Upon an offer being formerly accepted the purchaser will have 3 working days within which they must lodge a £10,000 non-refundable deposit with the vendor's solicitor. The deposit will be held by the vendor's solicitor until the point of completion, at which point it will then be deducted from the completion balance. The legal pack will not be issued until this deposit is lodged. If the deposit is not lodged within this period then the vendor reserves the right to remarket the site

2. If the sale is aborted due to a title matter coming to light which would not be acceptable to a prudent buyer (or mortgagee) acting reasonably and which cannot be remedied by indemnity insurance, then the deposit will be returned to the buyer. If the sale is aborted for any other reason, then the £10,000 deposit will be forfeited by the purchaser

3. The £10,000 deposit will grant the purchaser exclusivity up to the point of exchange of contracts

4. Upon receiving the legal pack, the purchaser will have 15 working days to exchange contracts on 10% of the purchase price. Following exchange of contracts, the purchaser will then have a further 15 working days to complete the transaction

N.B. Interested parties must note that the above conditions are non-negotiable.