

**GRICE &
HUNTER**

**Chartered Surveyors
Estate Agents & Valuers
Est 1924**



Chester Cottage Farm, High Street, Wroot, DN9 2BT

- Residential development opportunity with Planning Permission for 3 Frontage Plots •
- Existing 3 Bedroom Detached Bungalow • Old Granary • Mains services available •
- Central village location • Available as a whole or in 2 lots •



**PLOT 1 £165,000
BUNGALOW £350,000**



LOCATION

The rural village of Wroot lies on the western edge of the historic Isle of Axholme about 4 miles north of the B1396, about 10 miles east of Doncaster City Centre and 4 miles west of the popular small town of Epworth.

Junction 2 of the M180 is about 8 miles and junction 3 of the M18 about 10 miles.

DESCRIPTION

Chester Cottage Farm includes a 3 bedroom detached bungalow on a site of about 0.33 acre (0.13ha). Outline planning permission has been obtained to demolish the bungalow and erect three new dwellings. The property is available on a split basis as follows:

Plot 1: £165,000

The bungalow and remaining site: £350,000

Alternatively offers would be considered for the whole and interested parties are asked to contact the selling agent.

THE BUILDING PLOT

A single residential building plot with a road frontage of about 14m and a depth of about 32m. Included with the plot is a detached two storey brick and tile Granary. The plot is of regular shape, level and has the benefit of an open rural aspect to the rear.

THE BUNGALOW

A 1960s built detached bungalow of traditional construction including gas central heating and PVCu double glazing. The property is in need of general modernisation and improvement and comprises:-

Accommodation (room sizes approx. only)

Entrance Porch with PVCu storm door.

Central Hall with radiator and large built in cloaks cupboard.

Lounge (5.16m x 4.0m) with radiator and modern decorative fireplace.

Dining Area (3.0m x 2.7m) with radiator.

Kitchen (3.6m x 2.42m) including radiator, modern side exterior door, gas central heating boiler, built-in pantry, fitted units and rear field view.

Bedroom 1 (3.65m x 3.28m) with radiator.

Bedroom 2 (3.27m x 2.5m) with radiator.

Bedroom 3 (3.48m x 2.4m) with radiator.

Bathroom (2.40m x 2.1m) including bath, wash basin and wc. Radiator and linen cupboard.

Outside

Driveway access, good sized surrounding gardens and open fields to the rear.

SERVICES (not tested)

- Mains water, electricity, drainage and gas.
- Gas central heating to the bungalow.
- Interested parties should satisfy themselves as to the availability of any services with the relevant utility providers.

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX Band 'C' (on-line enquiry)

TENURE Freehold.

PLANNING PERMISSION

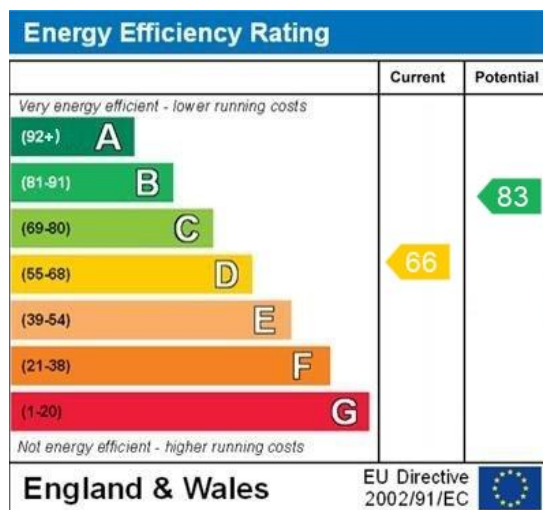
Outline planning permission (App No PA/2024/542) was granted in July 2024 to demolish the existing bungalow and erect three detached dwellings, subject to conditions. A copy of the planning consent is available from the selling agents or alternatively at <https://apps.northlincs.gov.uk/application/pa-2024-542>

VIEWING

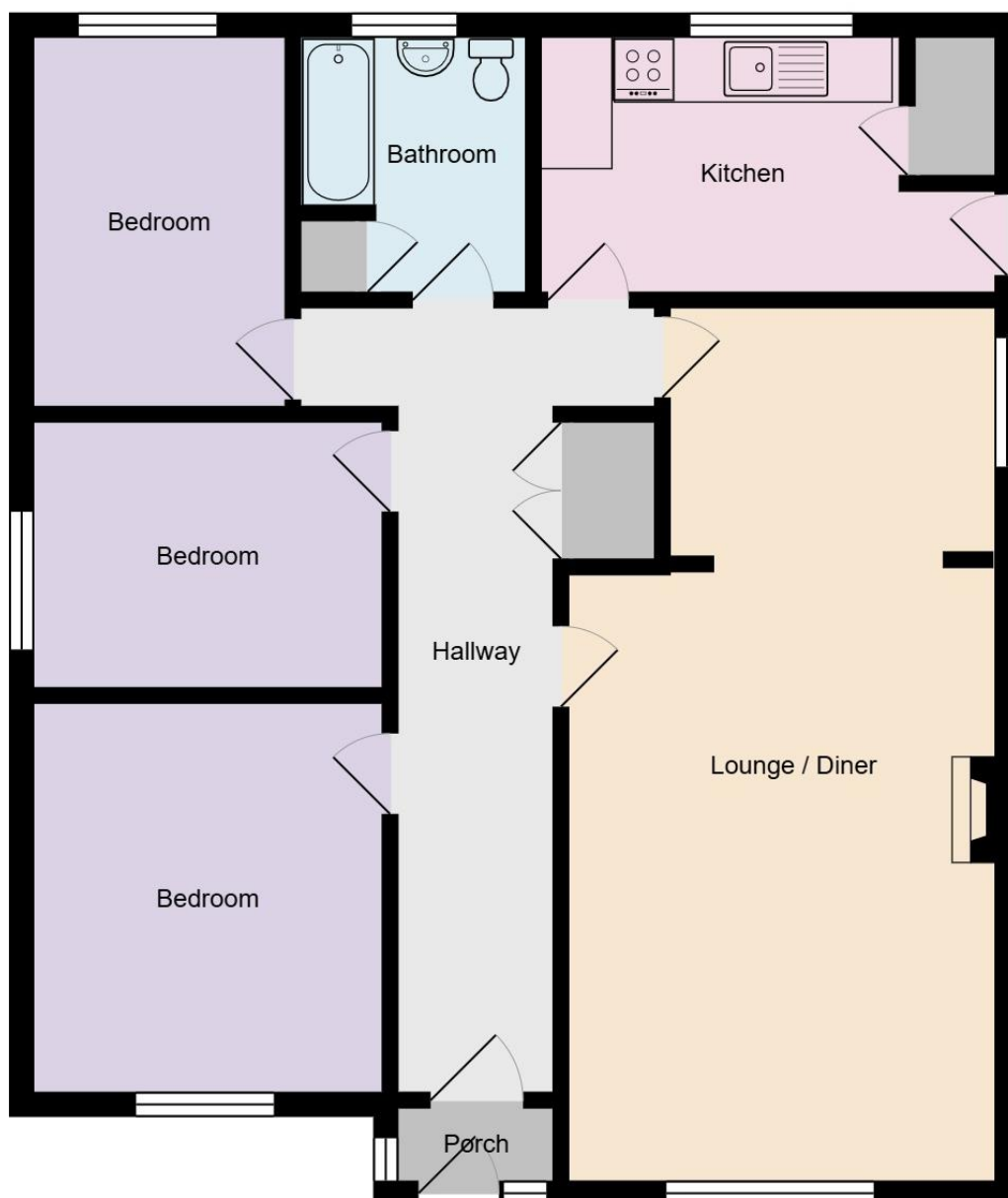
Strictly by prior appointment through Grice & Hunter 01427 873684

PLANS and AREA

Plans are provided for illustration purposes only. All areas and measurements are approximate.







Display purposes only. © The Square Space M2
www.thesquarespacem2.com

**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.