



**Development Site, Burns Road, Balby,
Doncaster DN4 8NR**

£42,500

FOR SALE

Residential Development Land / Building Plot

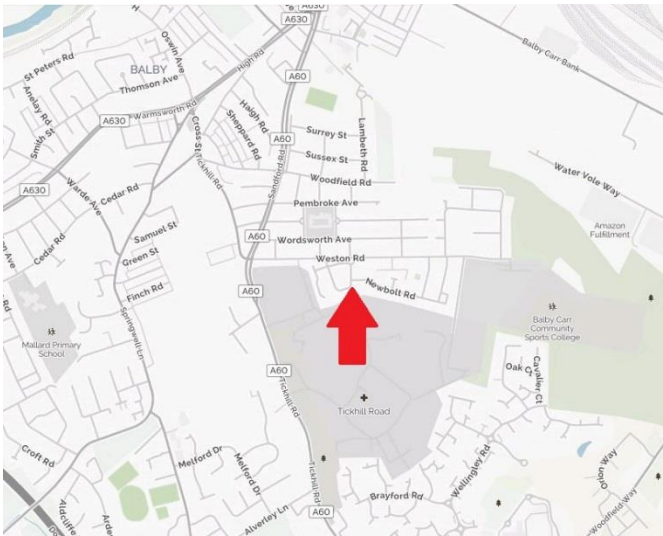
0.16 Acres (0.06 Hectares)

- Residential development opportunity
- Outline planning permission granted
- Plans for 4 flats + parking

LOCATION

The property is located on the corner of Burns Road and Meredith Crescent in Balby, Doncaster, approximately 2 miles from Doncaster town centre.

The surrounding area is predominantly residential with a mix of terraced and semi-detached housing. Balby Carr Academy is to the east along Weston Road while the A60 Tickhill Road provides access to both Balby Road to the north which in turn links with Doncaster town centre and the A1(M) to the west, and also Tickhill to the south.

**DESCRIPTION**

The property comprises a site of 0.155 acres (627.26 sq m) with outline planning permission for the erection of four flats (approval of access and layout only).

The former garage site has been cleared, is gated and fenced, and now presents a development opportunity for a prospective purchaser. The site is located on the corner of Meredith Crescent and Burns Road in Balby, Doncaster in a residential area.

A detailed tree survey has been carried out as it was required by the local planning authority. This confirmed that the tree roots system, of the neighbouring trees, does not impact upon the foundations of the proposed development.

INSPECTIONS & FURTHER INFORMATION

Viewings are strictly by prior appointment with the agent, no direct approach may be made to the property. For an appointment to view, please contact the agent.

Craig Goody MRICS

Barnsdales - Chartered Surveyors

Tel: 01302 308182

craig@barnsdales.co.uk

For details of further properties www.barnsdales.co.uk

SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

RATING

N/A

AVAILABILITY

Freehold £42,500

SUBJECT TO CONTRACT

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

ACCOMMODATION

627.26 sq metres

0.155 acres

0.06 hectares

VALUE ADDED TAX (VAT)

VAT is not payable on the sale price.

ANTI MONEY LAUNDERING LEGISLATION

The Money Laundering Regulations require us to formally identify parties to a transaction. Interested parties will be required to provide proof of identity and address, normally a photo card driving licence or passport and a recent utility bill.

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If you have a property that might be suitable for sale by auction please contact our strategic partners Regional Property Auctioneers and they will be able to provide you with the best advice 0844 967 0604.



PLANS

**Disclaimer**

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1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Barnsdales nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

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