

An aerial photograph of a residential neighborhood. A rectangular plot of land, outlined in red, is situated between a residential street and a larger road. The plot is mostly bare earth with some trees. Surrounding the plot are various houses, some with swimming pools, and a large church building. A red banner is at the bottom of the image.

# FOR SALE

Freehold  
Residential Development Land STP  
0.6 Acres

**Land at The White House**

Doncaster Road, Armthorpe, Doncaster, DN3 2BN





# FOR SALE - LAND AT THE WHITE HOUSE, DONCASTER ROAD, ARMTHORPE



**Land at The White House, Doncaster Road, Armthorpe, Doncaster, DN3 2BN**



**Land with excellent residential development potential within a popular village location**

- 0.6 Area flat site
- Services within the vicinity
- Previous outline consent for 5 detached
- Lapsed in 2015 ref: 14/02889/OUT
- Potential for more
- Popular location within a large village with lots of amenities
- Primary and secondary schools nearby
- Good development potential (stp)
- Suit local and regional developer/builders
- Price on application



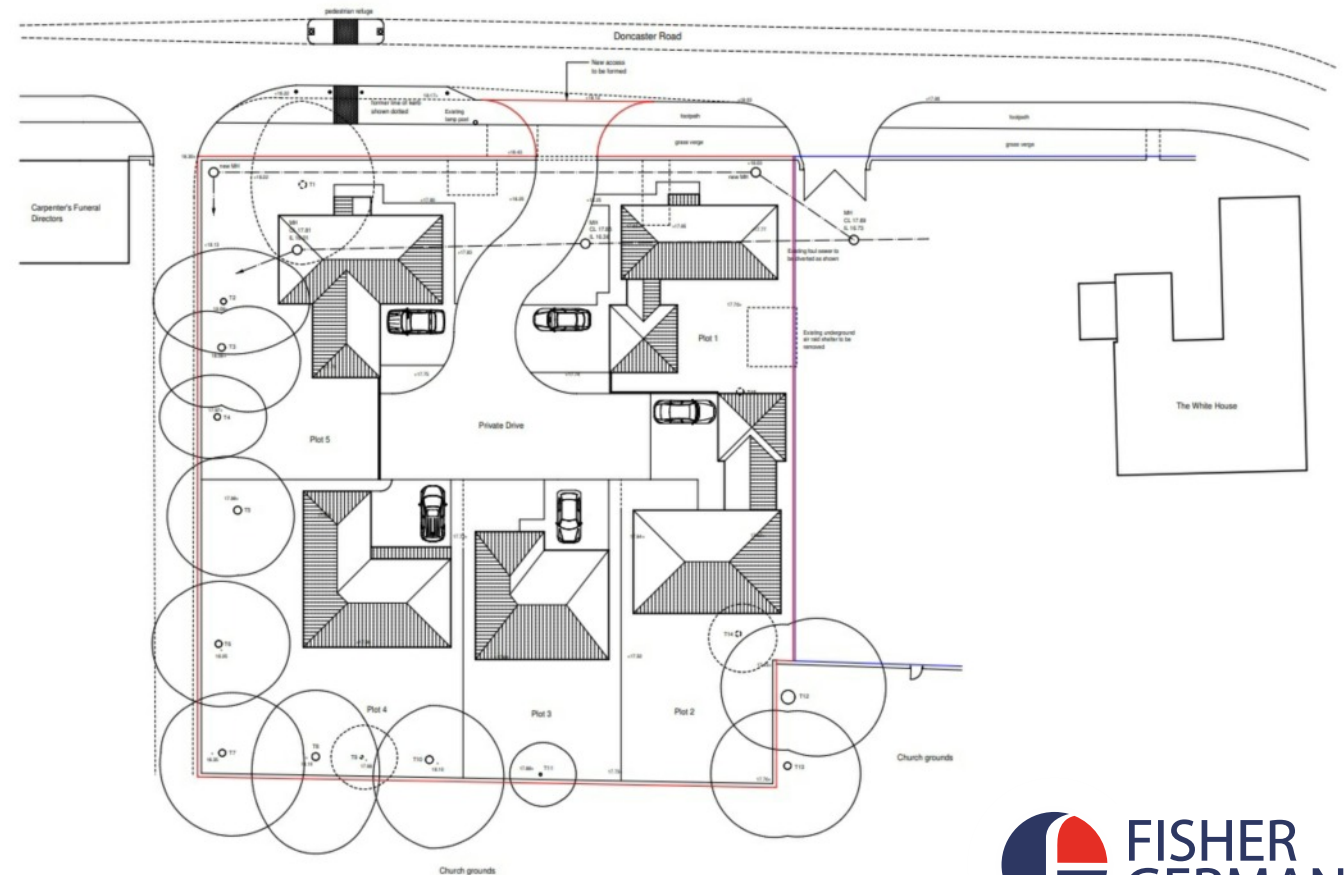
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# LAND WITH RESIDENTIAL DEVELOPMENT POTENTIAL

## Location

The land is located set back in a quiet location away from Doncaster Road, Armthorpe. Doncaster Road is the main arterial route from Armthorpe into Doncaster Town Centre and is becoming increasingly popular residential location with a number of new build housing in the vicinity with further developments planned.

There is a good range of local amenities within Armthorpe with a range of supermarkets, cafe's, petrol filling stations and restaurants. Armthorpe is the largest village in South Yorkshire and is becoming increasingly popular due to the local amenities and access to the regions motorways.

Primary and secondary schools are located nearby.

The boundary of the property adjoins the picturesque St Leonard & St Mary Church of England.

## Description

A level 0.6 acre site suitable for residential development. Currently forms part of a large garden to a detached property. The land benefits from a number of mature trees along the boundary, shielding the site from being overlooked.

The site has previously had planning permission to create no.5 detached dwellings. Application 14/02889/OUT which has now lapsed, but this clearly shows a residential use could be re-established on the land. We consider there to be potential for more dwellings via a higher density scheme.

We consider the site to be a fantastic opportunity for a local or regional property developer/builder.

## Guide Price

Price on application.

The vendor is willing to consider offers on an unconditional as well as a 'subject to planning' basis.

## Tenure

Freehold

## Services

We understand mains services are in the vicinity.

## EPC

Not applicable.

## Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

## VAT

Not applicable.

## Viewings

Strictly by prior arrangement with the agent.





# LAND AT THE WHITE HOUSE, DONCASTER ROAD, ARMTHORPE



## Approximate Travel Distances



### Locations

- Armthorpe (0.2 miles)
- Doncaster (2 miles)
- Sheffield (25 miles)

### Sat Nav Post Code

- DN3 52BN



### Nearest station

- Doncaster Train Station (3.5 miles)



### Nearest Airports

- Doncaster Sheffield



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Promap: 100022432

