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Common Lane, Tickhill, South Yorkshire



Common Lane, Tickhill South Yorkshire, DN11 9HP

A rare opportunity to acquire a prime development site in the popular town of Tickhill comprising approximately 3.6 acres (1.4 hectares) with detailed planning permission for 32 units

The site is accessed from the A60 along Common Lane and is situated in close proximity to the A1 with good access routes to Doncaster, the A1 via Blyth and the M18 via Hellaby (Jct. 1).

The popular town of Tickhill offers a range of good services including two schools, pubs, shops, garages and a garden centre.

Site Details

Planning permission was granted on 11th July 2005 for the development of 32 dwellings which include the following:

- 7 x 2 storey 2 bedroom houses
- 10 x 2 storey 3 bedroom houses
- 4 x 2 storey 4 bedroom houses
- 1 x 2 storey 5 bedroom houses
- 9 x 2 storey 1 bedroom flats
- 1 x 2 storey 2 bedroom flat

A copy of the detailed planning permission is available as part of the Information Pack.

The sale of the land will include the benefit of an Option Agreement with the Highways Agency. An embankment owned by the Highways Agency provides the northern boundary of the development site which also provides the main access point into the development. Full details of this are included in the Information Pack.

The land is currently down to grass and is let on a periodic Farm Business Tenancy which will expire on completion.

General Information

Services

The site has no services connected however it is understood that mains services are situated in the vicinity. The purchaser will need to enquire with the various utilities providers for further information.

Rights of Way, Easements & Wayleaves

There is a public footpath which currently crosses the land. The approved plans have accommodated this and the footpath will continue to cross the development. Details of this are included in the Information Pack. The land is sold subject to any other rights of way, easements and wayleaves.

Local Authority

Doncaster MBC, PO Box 257
The Council House, College Road
Doncaster DN1 1BR
t 01302 736000

Solicitors

Mills & Reeve LLP, Francis House
112 Hills Road, Cambridge CB2 1PH

Tenure

Freehold with vacant possession available on completion.

Method of Sale

Private treaty.

Directions

From the south on the A1 take the exit to Blyth, continue into the village on the A643, opposite the Red Hart Hotel turn left onto Sheffield Road (A643), continue until reaching the village of Oldcotes. At the roundabout take the third exit onto the A60 until reaching Tickhill. At the 'T' junction, turn right onto West Gate remaining on the A60. Continue on the A60 past the junction with the A631 taking the second right onto Common Lane. Continue down Common Lane and the development land is on the right hand side before approaching the bridge.

From the north on the A1 exit the motorway at Blyth Services taking the third exit onto the B6045. Continue into the village of Blyth, opposite the Red Hart Hotel turn left onto Sheffield Road (A643) and continue until reaching the village of Oldcotes. At the roundabout take the third exit onto the A60 until reaching Tickhill.

At the 'T' junction, turn right onto West Gate remaining on the A60. Continue on the A60 past the junction with the A631 taking the second right onto Common Lane. Continue down Common Lane and the development land is on the right hand side before approaching the bridge.

From the M18 exit at junction 1 onto the A631 towards Maltby, continue on the A631 until reaching Tickhill. At the junction in the centre of Tickhill take the A60 and then take the second right onto Common Lane. Continue down Common Lane and the development land is on the right hand side before approaching the bridge.

Viewing

Viewing of the land will be permitted anytime during daylight hours provided a copy of these particulars is to hand. Viewing is at potential purchasers' own risk and Smiths Gore take no responsibility for safety.

Information Pack

To receive the detailed information pack which is available on CDs please contact Smiths Gore's Lincoln office.

Date of Information

Particulars prepared: January 2009
Photographs taken: July 2008

Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

- The description and photographs are for guidance only and are not a complete representation of the property.
- Plans are not to scale, are for guidance only and do not form part of the contract.
- Services and any appliances referred to have not been tested, and cannot be verified as being in working order.
- No survey of any part of the property has been carried out by the Vendor or Smiths Gore.
- Measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given, to the nearest 0.1 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres. For convenience, an approximate Imperial equivalent is also given.
- Only those items referred to in the text of these particulars are included.
- Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.