



Red outline for guide purposes to show plot size and driveway

Rear of 73A King Edward Road  
Doncaster DN8 4DE

Offers Over £120,000  
**FREEHOLD**

**\*RARE OPPORTUNITY\*** Prime residential building plot with detailed planning passed for a SIX BEDROOM, three storey detached house with long private driveway. Close to shops and facilities. Private position set back from the road. Perfect Self Build Opportunity. Excellent M18/M62/M180 motorway access.

**EPC:**



PROPOSED FRONT ELEVATION



White outline showing position of new house  
Red outline for guide only showing plot size  
Existing outbuilding to be demolished



- RESIDENTIAL BUILDING PLOT • Detailed planning passed for Six bedroom detached • Set back from the road • Long private driveway

#### VIEWING STRICTLY BY APPOINTMENT ONLY

All site viewings are strictly by appointment only. Please contact our office to arrange an appointment.

#### DETAILED PLANNING PERMISSION

This property offers a unique opportunity for a self-builder to create a spacious, custom-designed family home in a prime central location, benefiting from detailed planning permission (ref: 22/01381/FUL) for a large six-bedroom, three-storey detached house with a garage (house size to approx. 194.9 sq.m/2,097 sq.ft). The site is ideally situated within walking distance to schools, shops, and local facilities, providing convenience and accessibility. Set back from the road with a long private driveway, it offers privacy and exclusivity. Such large plots of this quality and location are rare on the market, making this an exceptional opportunity for those seeking to develop a bespoke, substantial family home.

Full details are available on the Doncaster Council Planning Portal: Ref 22/01381/FUL.

#### INFORMATION

The current existing owners will be installing the new drop kerbs to the main road and will also be demolishing part of the front brick boundary wall to create the new driveway access. They will also be erecting the new boundary fence to separate their existing house from the plot, saving the buyer this expense. The new owners of the building plot will be responsible for the left hand side boundary, which is currently a hedge and also the rear hedge boundary. The current owners can provide temporary electric and water to help with starting the construction. Prior to the new property being occupied the existing brick outbuilding will need to be demolished, however this could provide useful storage whilst the build is in progress.

#### PLOT SIZE

The main plot is approximately 18.6m wide and 30m deep with a long 4m wide driveway accessed from King Edward Road and continuing to the left side of the existing house (73a King Edward Road) to access the site. The property house will be approximately 194.9sq.m/2,097 sq.ft excluding the garage.

#### WHY BUILD IN THORNE?

Located at junction 6 of the M18, our area offers excellent connectivity to the M62, M180, and A1, making Leeds, Sheffield, York, and Hull easily accessible. We boast two train stations, regular bus services, and a wide range of amenities including primary and secondary schools, independent shops like Post Office, greengrocers, butchers, bakers, a gym, cafes, and hairdressers. Larger retail outlets such as Sainsbury's, Aldi, B&M, KFC, Lidl, McDonald's, Screwfix, Toolstation, and Costa are also nearby. Essential services including doctors, dentists, a sports centre, opticians, and solicitors ensure all your needs are covered. For outdoor enthusiasts, there are canal walks, access to Thorne Moors, woodland areas, fishing lakes, golf courses, and the Yorkshire Wildlife Park within close proximity, making it a vibrant and convenient place to live.



• Close to shops/facilities/schools • Perfect Self build opportunity • Rarely for sale • Planning Ref: 22/01381/FUL • VIEWING STRICTLY BY APPOINTMENT ONLY • House size approx. 194.9 sq.m/2,097 sq.ft.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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