

## Land For Sale

2.99 Acres

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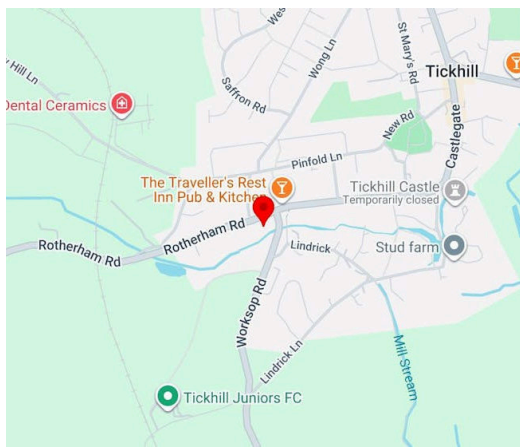
### Land at Rotherham Road, Doncaster, DN11 9NL

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Land located on Rotherham Road  
(A 631) Tickhill at the junction with  
Worksop Road (A 60).

- May be suitable for alternative uses (STP)
- Prime site in affluent and popular  
Doncaster village





## Description

A prime parcel of land located on the edge of Tickhill an affluent and popular village 10 miles to the south of Doncaster City Centre. The site is slightly sloping and a small stream runs through the site, we understand the land currently falls into the green belt. Previously used for grazing of animals. We will consider conditional offers on a subject to planning basis or we may consider an option agreement, we are not really looking to sell the land 'as is' as we believe the site has potential for alternative uses.

## Location

The land is located on the south side of Rotherham Road, Tickhill at the junction of Worktop Road and with access to the land currently by way of a metal 5 bar gate at the southeast corner of the land where Worktop Road meets Friars Lane. There is existing and established housing on three of the four boundaries to the land. The land on the southern side of Friars Lane is used by Tickhill Football Club.

## AML

In accordance with the Money Laundering Regulations prospective purchasers will be asked to produce identification of the intended purchaser and other documentation to support any offers submitted to the vendors.

## Legal Costs

Each party will be responsible for their own legal costs in any transaction.

## Summary

- Car parking charge: n/a

## Contact & Viewings

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