



28 Christchurch Road, Doncaster, DN1 2QL

**Development
FOR SALE**



- Currently used as an office
- Potential for conversion STC
- Available with vacant possession
- Deceptively large, see plans
- Total area 157 m² (1,688 ft²) NIA
- Basement, ground, first and second floors
- Landscaped garden
- Rear therapy room 21 m² (231 ft²) NIA
- Excellent location
- Strong transport links

For Sale £145,000

Laura.h@cravenwildsmith.co.uk



Location

The property is situated on Christ Church Road, a well-established residential area with strong demand for housing.

The property is a short walk or drive to the city centre, and close to Nether Hall Road with easy access to local amenities. Doncaster is well connected to the A1 and M18.

Business Rates

The Rateable Value (RV) in the 2023 list is £9,200. The RV in the 2026 list is £10,250. This information was obtained from an inspection of the VOA website in January 2026. The RV is NOT the rates you pay for further information see

<https://www.gov.uk/calculate-your-business-rates>.

100% small business rates relief may be available on this property, for further details see
<https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

Description & Accommodation

A deceptively spacious unit, spanning four floors with landscaped garden with studio and store.

Previously home to Open Minds Charity, who used the property as offices and counselling space, the specs currently comprises

Ground floor - entrance hall, front office with bay window middle office, kitchen and toilet.

First floor - three offices, an open plan reception/waiting room, a kitchen and toilet

Second floor - three rooms parts with limited headspace.

Basement - two rooms

Outside - To the front is a small garden. The rear is landscaped with a garden room comprising a **Studio** and **Store**

Viewing

For viewings & further information contact: Craven Wildsmith on: **01302 36 86 86**

Email: laura.h@cravenwildsmith.co.uk

Search online www.cravenwildsmith.co.uk

Energy Performance Certificate (EPC)

An EPC has been requested

An EPC is required for virtually all properties that are to be let or sold, if you require an EPC please ask us for more information.

Privacy Policy

See <http://craven-wildsmith.co.uk/about/privacy-policy/>



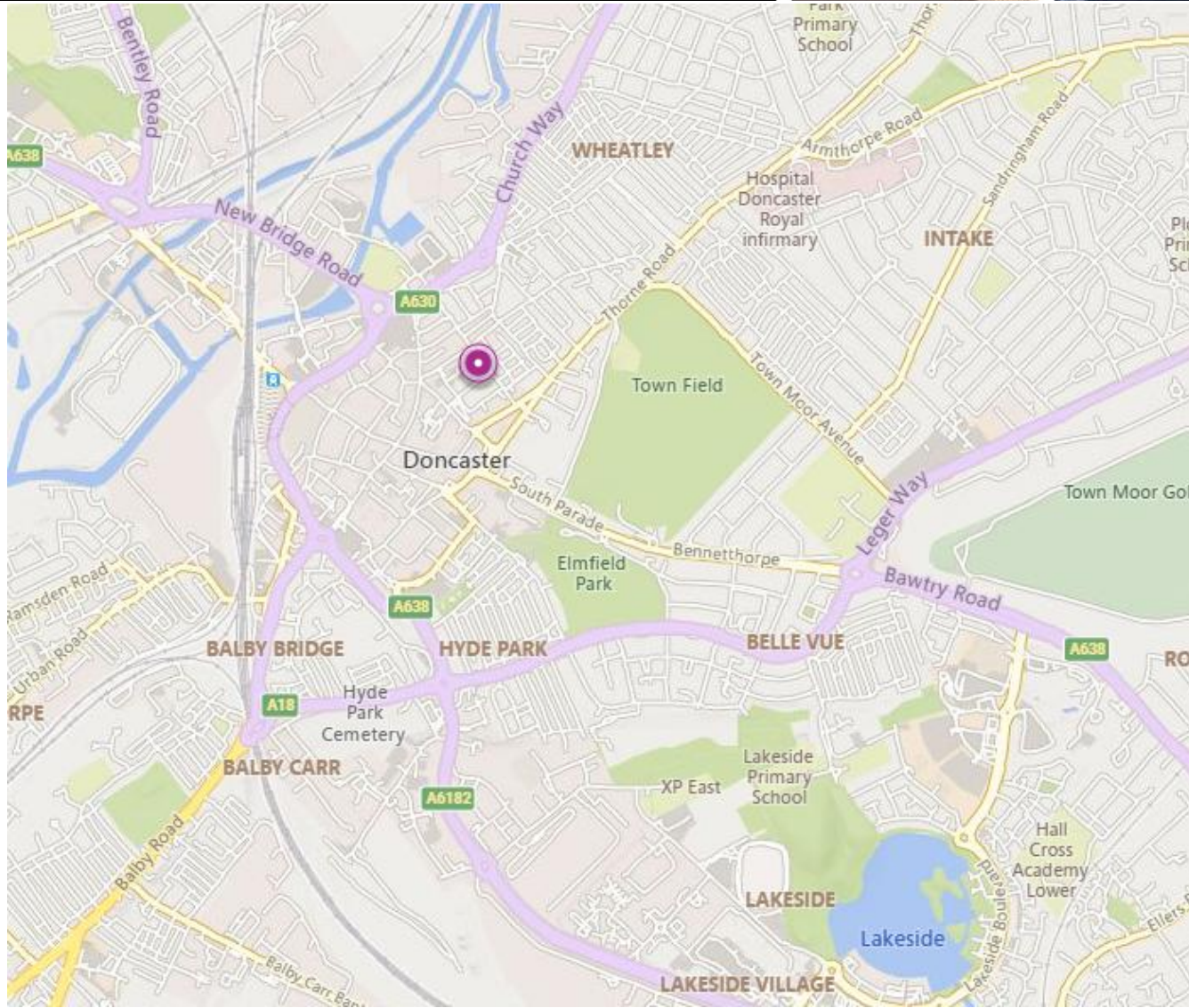
Not to Scale. Produced by The Plan Portal 2026
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Once you have found the property you need to determine if it is the right one. We offer pre purchase or pre tenancy advice including **surveys, valuations and reports on condition**. **Tenants need to take advice before signing a lease; it can save £100,000s at the end of the lease.**

Do you have a property or portfolio to MANAGE? Craven Wildsmith specialise in the letting and management of all types of RESIDENTIAL & COMMERCIAL property. During the term of the lease many types of issues arise including rent reviews, landlord and tenant disputes, dis-repair, rent payment difficulties etc. At the end of a lease we can help with renewal of the lease to the existing tenant or vacation of the property including dealing with any dilapidation (disrepair) or other outstanding issues. We can then **SELL OR LET the property as Craven Wildsmith** – we specialise in the sale and letting of most types of commercial property.

Even if you are not buying or renting from Craven Wildsmith call us on 01302 36 86 86 to discuss how we can help you.

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