



cravenwildsmith
Residential & Commercial Property Professionals



**79 Akeferry Road
Westwoodside Doncaster DN9 2DU**

**BUNGALOW & LAND
DEVELOPMENT POTENTIAL**



- **3 Bedroom Bungalow**
- **Former agricultural workshop**
- **Car port, barns stores, & ancillary buildings**
- **Field.** Total site approx. 1.98 ha (4.9 ac)
- **Rural village location**
- **Planning permission for a replacement dwelling, triple garage & stable block.** See notes.

Asking Price £379,000
neal@cravenwildsmith.co.uk

41 Nether Hall Road | Doncaster | DN1 2PG

Registered in England No. 07062547

01302 36 86 86

www.cravenwildsmith.co.uk



Location

Westwoodside is a pleasant semi-rural village in the Parish of Haxey, part of the historic Isle of Axholme home of the Haxey Hood.

The village is well connected being approximately 5 Miles south of the Epworth, 8 miles south of junction 2 of the M180, **8.7 miles to Doncaster Sheffield Airport**, 11 miles North of Gainsborough, 12 miles East of Doncaster and 17 miles South West of Scunthorpe. The location is shown on the plans below.

The Parish has a range of facilities including 2 primary schools, Dentist, Doctors Surgery, Post Office, Village Shops including a Co-Op, numerous public houses and St Nicholas Church the Cathedral of the Isle.

Accommodation

PORCH

HALL 1.70m x 6.27 (5' 7" x 20' 7") with radiator.

LOUNGE – 5.00m x 3.88m (16' 5" x 12' 9") Max. Front facing with radiator, gas fire in feature display surround and uPVC double glazed bay window.

DINING ROOM - 4.35m x 3.88m (14' 3" x 12' 9") Max
A rear facing reception room with radiator, uPVC double glazed window, built in cupboard and drawers.

KITCHEN - 2.60m x 3.07m (8' 6" x 10' 1") Max
With a range of white base and wall units, roll edge work surface and stainless steel sink unit with mixer taps, radiator, uPVC double glazed window and entrance door, integral oven, hob, off the kitchen are a Utility Lobby – 0.76m x 1.61m (2' 6" x 5' 3") with plumbing for a dishwasher and Pantry – 3.07m x 1.24m (10' 1" x 4' 1") with shelving.

BEDROOM 1 - 3.85m x 4.01m (12' 8" x 13' 2") Max
This front facing double bedroom has a radiator, tiled fireplace and uPVC double glazed window.

BEDROOM 2 - 2.53m x 4.33m (8' 4" x 14' 2") Max

This side facing double bedroom has radiator and uPVC double glazed window.

BEDROOM 3 - 2.63m x 3.05m (8' 8" x 10' 0") Max

This side facing double bedroom has radiator and uPVC double glazed window.

BATHROOM 1.70m x 2.47m (5' 7" x 8' 1") Max

Having a white three piece suite comprising low flush W.C., pedestal wash hand basin and steel enamelled bath, part tiled walls, radiator and uPVC double glazed window.

OUTSIDE

Attached range of buildings fronted by a covered veranda comprising:-

UTILITY ROOM – 1.62m x 2.98m (5' 4" x 9' 9") with electric sockets, sink, plumbing for washing machine and wall heater.

STORE with lighting

AND OUTSIDE WC. with HLWC and lighting.



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GARDEN AND LAND

To the front of the property there is a garden with lawn and borders. A side driveway gives access to the rear, immediately behind the bungalow is a turning circle and garden area with lawn.

To the side of the bungalow is a range of buildings comprising

FORMER AGRICULTURAL WORKSHOP 70m² (756ft²) With front and side electrically operated roller doors, inspection pit and electric supply. Attached is a partially open fronted **STORE of 100m² (1,085ft²)** having consumer unit, power and lighting currently used as a car port.

To the immediate rear of the bungalow is a range of buildings comprising

PLAY BARN 35m² (378ft²) with lobby, electric sockets, fluorescent lighting and water, opening into a **GARAGE 25m² (267ft²)** with up and over door. **FORMER AGRICULTURAL BUILDING/PIGGERY. 127m² (1,365ft²)**

To the rear of the property are other buildings including

FORMER PIGGERY 76m² (813ft²)
LIVESTOCK BUILDING, 19m² (207ft²) with a concrete apron of **60m² (646ft²)**
KENNELS 22m² (235ft²) and **TIMBER FRAMED BARN**
3 OLD RAILWAY CARRIAGES converted for livestock and storage use

Foundations for garage to be **49m² (523ft²)**

THE FIELD is located to the rear of the site and has access either through the drive at the side of the bungalow or from a separate access directly from Akeferry Road.



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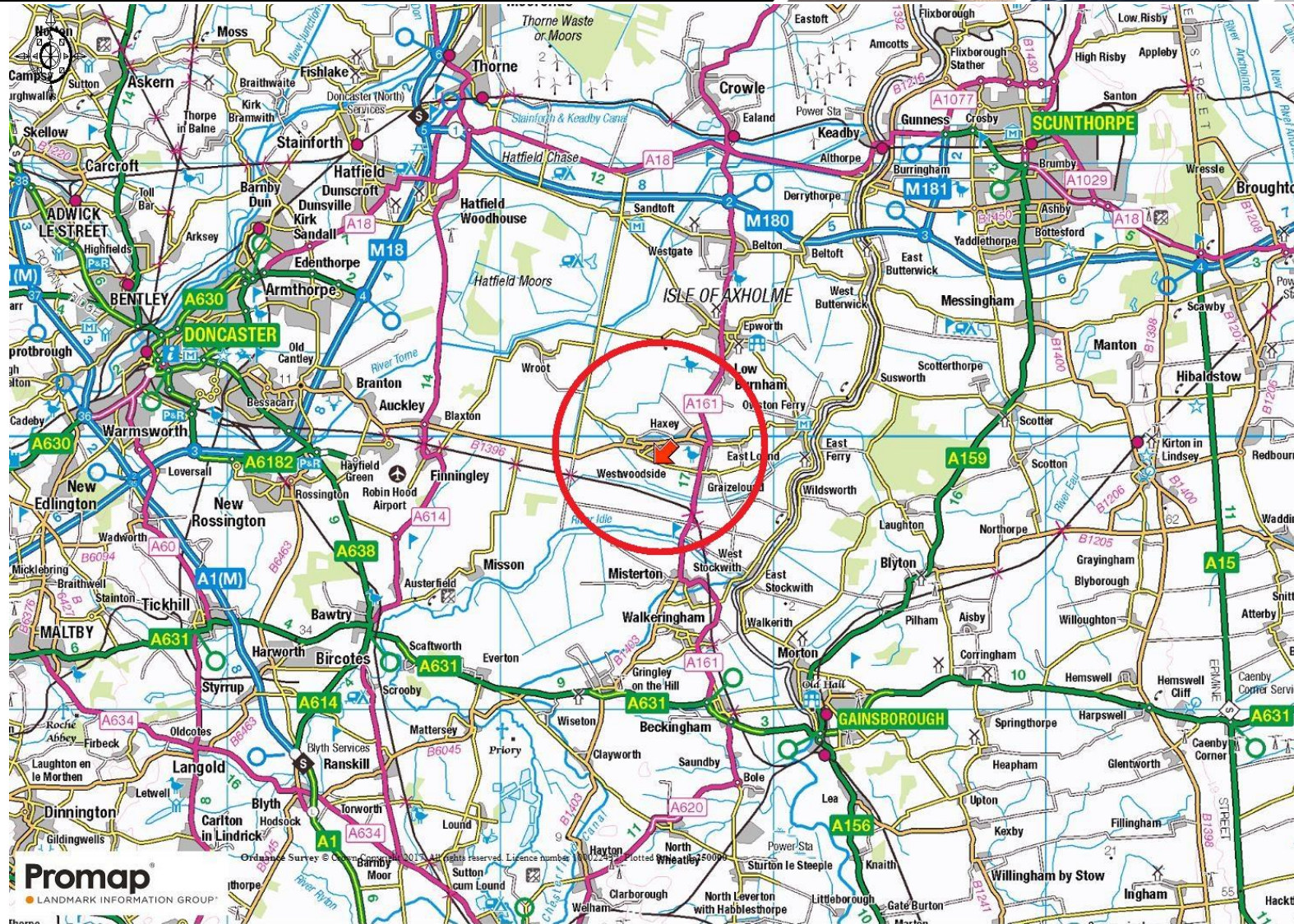
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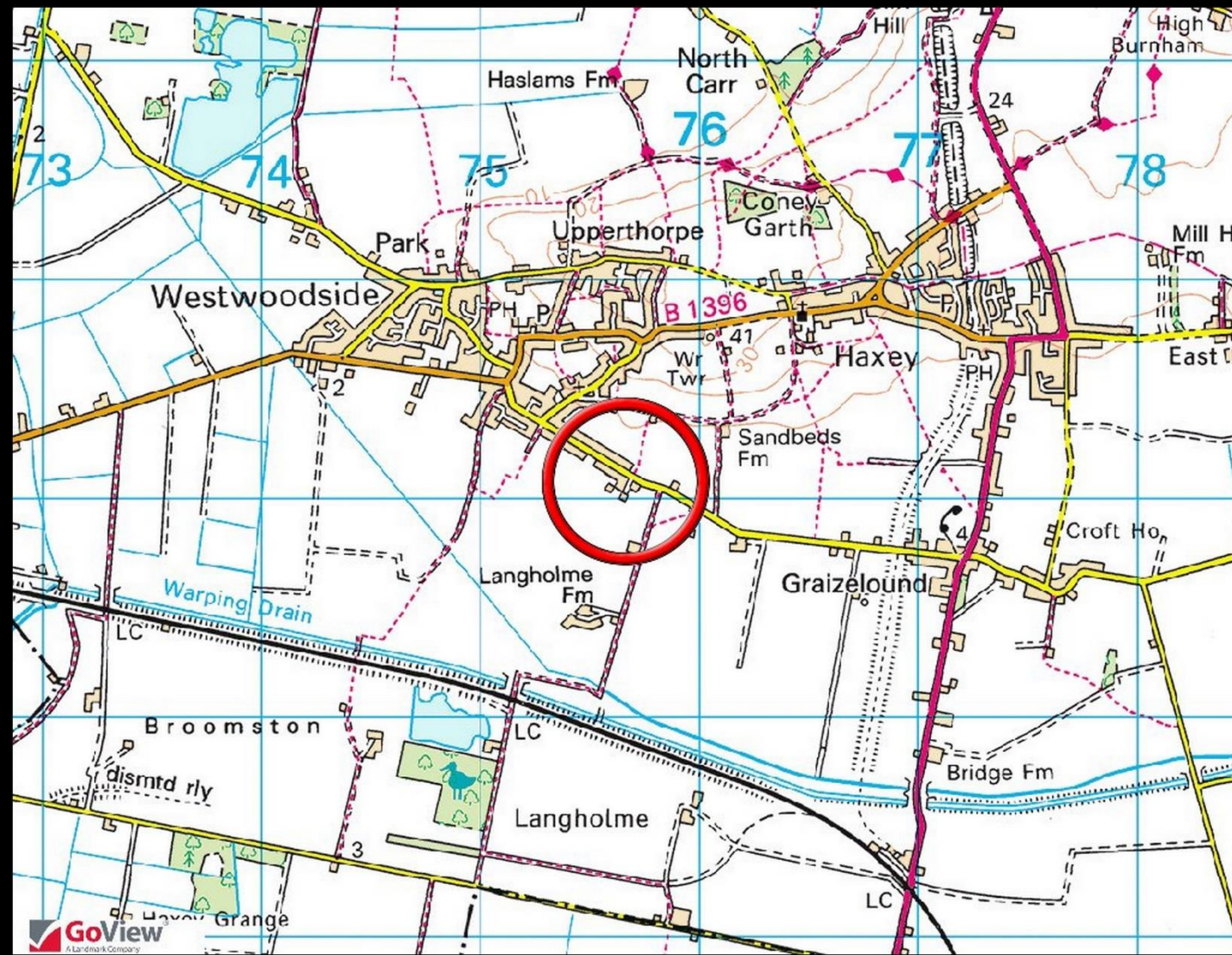
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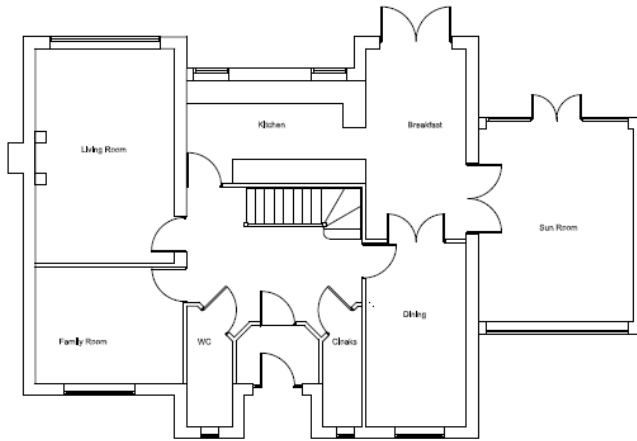
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PROPOSED DWELLING



GROUND FLOOR PLAN 1:50

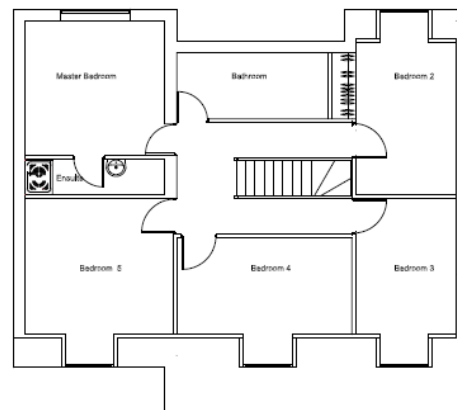


SITE PLAN 1:500

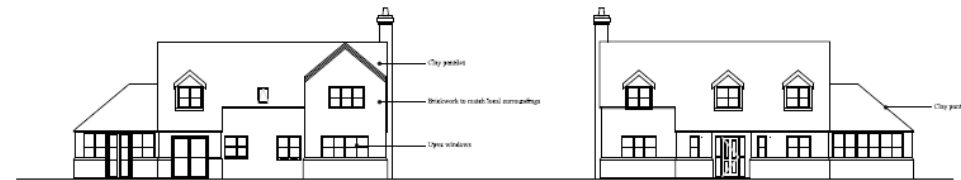
Notes

1. Plans shown are for information only and do not constitute an offer.

| No. | Date | Drawn | Checked | Approved |
|-----|----------|-------|---------|----------|
| 1 | 20.11.13 | | | |

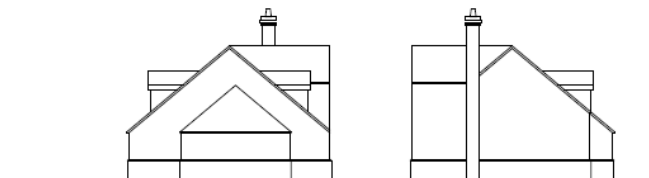


FIRST FLOOR PLAN 1:50



REAR ELEVATION 1:100

FRONT ELEVATION 1:100



SIDE ELEVATION 1:100

SIDE ELEVATION 1:100

MaxDesign
Architecture | Planning | Consultancy

The Beehive, Bantley Hill, Doncaster, DN10 8NJ
0114 2774 1100
info@maxdesign.co.uk

status: **PLANNING**

client: N CRAVEN

project: 79 Akersley Road, Westonside

title: Scheme

scale: 1:50 date: Jan 2013

| | | | |
|------------------|-----------|------------|-------------|
| project no: 1200 | drawn: MJ | number: 02 | sheet: 1/01 |
|------------------|-----------|------------|-------------|



Windows

uPVC double glazed.

Central Heating

Gas fired via a wall mounted Ideal Classic condensing combination boiler installed in September 2016.

Planning Permission

Planning Permission was been granted under reference number PA/2013/0581 (North Lincolnshire Council) dated 31st July 2013 (Expiry 3 years) to demolish an existing dwelling and erect a replacement dwelling, triple garage and stable block. Development has begun and an application will be submitted for a lawful development certificate.

NOTE-

The bungalow has some cracking, the cracks were similar when the current owners purchased the property in 2006, a report is available on request

Services

Mains gas, water and drainage are connected to the property. The bungalow has mains electricity a 3 phase electric supply is on site.

NOTE: No services or equipment has been tested.

Council Tax

The property is in Council Tax band C.

This information was obtained from an inspection of the Directgov website in November 2017.

Energy Performance Certificate (EPC):

The property has a current energy efficiency rating of 65 putting it in band D. A copy of the certificate is available on request.

NOTE- Conflict of Interest

Neal Craven has an interest in this property and has an interest in Craven Wildsmith (the agents)

Offer Procedure:

To make an offer simply contact our office with your offer. To advise our clients regarding any offer received, we will need to establish your ability to proceed, which may include financial qualification by an Independent Referencing Company.

Money Laundering:

Anti-Money Laundering Regulations (AML) require Craven Wildsmith to identify parties to a transaction. Prospective purchasers will be required to provide proof of identity.

Viewing

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

E-mail: neal@cravenwildsmith.co.uk