

An aerial photograph of a rural property. A large, irregularly shaped field is outlined with a thick red line. Inside this field, there is a cluster of buildings, including a white house with a chimney and several red brick outbuildings. The surrounding area consists of green fields and some trees. In the bottom left corner, there is a red banner with white text. In the bottom right corner, there is a logo for 'FISHER GERMAN' which includes a stylized 'F' in a circle.

FOR SALE

Freehold

Residential development

Approx. 2.25 acres

Morton Villa Farm

Spring Road, Misson, Doncaster



MORTON VILLA FARM

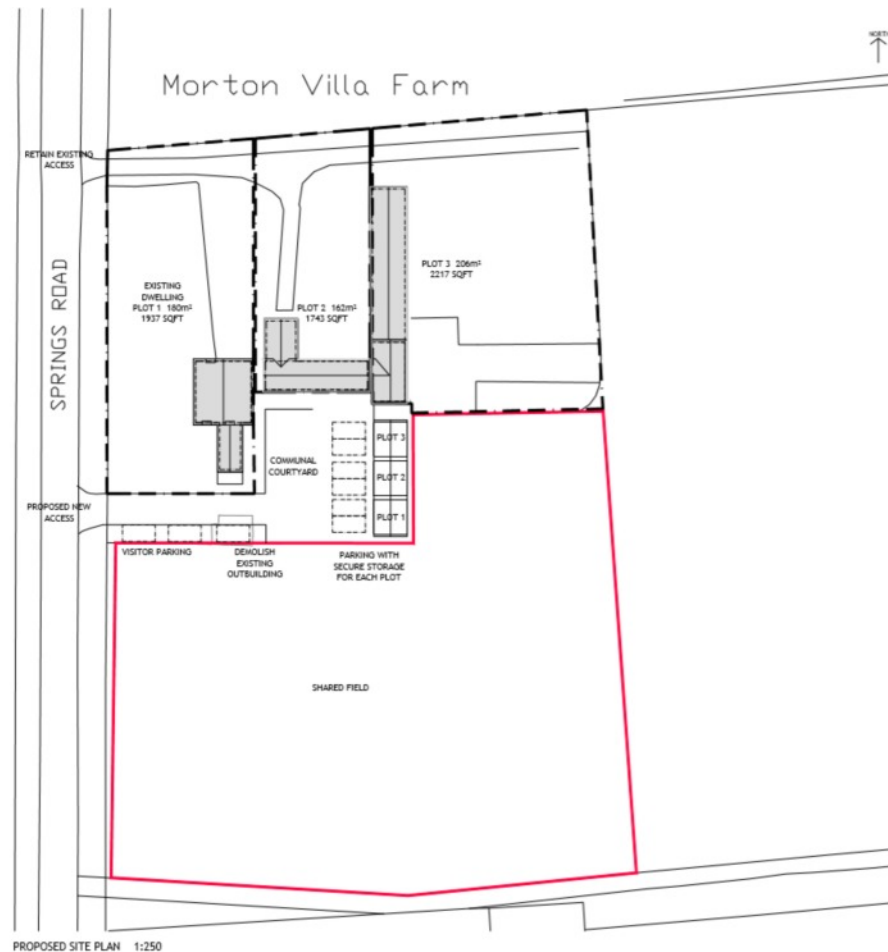


**Morton Villa Farm Springs Road Misson
Doncaster South Yorkshire DN10 6ES**



**Rare development opportunity in sought after
location**

- Three bed farm house and agricultural buildings with planning consent for a Change of Use to C3 Residential for a further 2 dwellings
- Buildings sit on circa 1.05 acres
- Further 1.2 acre field available
- Sought after location
- 2.25 acre in total
- Surrounded by open countryside
- Rare opportunity
- Inviting offers in excess of £350,000 (field is available by way of separate negotiation)



Plot	Area	Notes	Notes
Plot 1	180m²	Existing dwelling	
Plot 2	140m²	Existing outbuilding	
Plot 3	206m²	Existing outbuilding	



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Rare residential development opportunity in sought after location

Location

Occupying a delightful semi rural position surrounded by open countryside, the property resides in Misson Springs which is a rural hamlet, boasting a small number of properties standing within open countryside making this a rare opportunity to acquire a site in a sought after location.

The historic market town of Bawtry is within seven miles which offers an excellent range of boutique shops and eateries. Doncaster can be reached within a short drive time and offers a wide range of shops, restaurants and leisure activities.

Pre school and primary schools can be found in Misson and surrounding areas.

Description

This is a unique opportunity to acquire a characterful former three bedroom farm house (in need of refurbishment) with a range of agricultural buildings which have been granted planning consent for a conversion to form two further dwellings.

Once completed, the proposed development would provide an impressive three bedroom farm house, with two barn conversions each providing three bedrooms sitting in picturesque countryside. The proposed development will also provide an attractive communal courtyard with covered parking areas.

We consider the site to have scope for further development potential by utilising the outbuildings /covered parking area to provide a further dwelling as well as a 1.2 acre field located to the southern boundary.

The buildings sit on considerable grounds extending to approximately 1.05 acres with a total of 2.25 acres available.

Scope For Further Development

A further acre of land extending to 1.2 acres is available by way of separate negotiation. This is currently farm land but could enable further development subject to planning or could be used for paddock land or an extension of the garden.

Please contact the agent for further information.

Planning

The property benefits from Prior Approval for the Change of Use of Agricultural Buildings to Two Dwellings (Class C3) for 3 years from 24 May 2019. Reference 19/00430/PDN.

Plans and a Decision Notice can be provided upon request.

Accommodation

Description		Sq M	Sq Ft
Farm House	3 bed	180	1,937
Plot 2	3 bed	162	1,743
Plot 3	3 bed	206	2,217
Total		549	5,897

Guide Price

Offers in excess of £350,000

The 1.2 acres of field is available by way of separate negotiation.

Tenure

Freehold

Council Tax

Farm House - Band E

EPC

Not applicable

Services

Mains water and electricity are understood to have been connected. These have not been checked or tested.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

Viewings

Strictly by prior arrangement with the agent.



MORTON VILLA FARM, MISSON, DONCASTER



Approximate Travel Distances



Locations

- Misson (1.5 miles)
- Bawtry (4 miles)
- Doncaster (10 miles)

Sat Nav Post Code

- DN10 6ES



Nearest station

- Doncaster (11 miles)



Nearest Airports

- Doncaster Sheffield (6 miles)



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