

RESIDENTIAL DEVELOPMENT LAND

THE PADDOCK • FIELD LANE • WROOT • DN9 2BN



FOR SALE.



- Outline Planning Permission Granted
- Sought-after Village Location
- 0.6 Acres of Land & Barn
- 5 x Detached Dwellings and Barn
- Close to Attractive Countryside



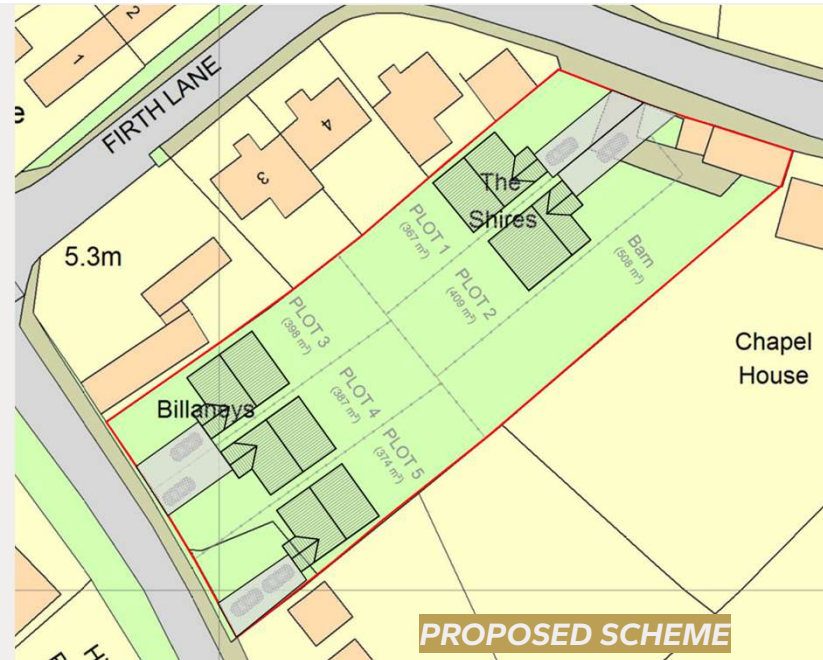
FLINT
REAL ESTATE



DESCRIPTION

Rare opportunity to acquire a 0.6 acre plot of development land with Outline planning permission for 5 detached dwellings in an attractive village location

- A brick barn which could be converted to residential in future STPP
- Popular village location
- Ideal for local / regional developer
- Suite of documents available to view
- 5 plots plus a barn
- 0.6 acres / 0.243 hectares
- Large plots ideal for exclusive family homes
- Planning reference PA/2023/41
- Local amenities nearby



LOCATION

The site is located off Field Lane in the village of Wroot, within the Metropolitan Borough of Doncaster, close to the border with North Lincolnshire. Wroot is a well-established rural village offering a village hall, public house, primary school and local shop, set within attractive open countryside on the edge of the Isle of Axholme.

The property benefits from good road connectivity, being approximately 12–15 minutes' drive from Junctions 3/4 of the M18, providing swift access to the A1(M), M1 and M180 and the wider Yorkshire motorway network. Doncaster city centre lies around 20 minutes away by car, with the market towns of Epworth (c. 12 minutes) and Bawtry (c. 14 minutes) providing further everyday and leisure amenities.

The surrounding area is characterised by open agricultural land and low-density rural settlement, offering prospective purchasers a peaceful village setting with practical access to Doncaster's employment, retail and transport hubs.



SAT NAV: DN9 2BN



STACKS.SLANG.BASICALLY



PLANNING

Site benefits from Outline Planning Permission for 5 detached residential dwellings. In addition there is a barn which does not have any residential permission but may be obtainable in the future STPP.

Planning reference PA/2023/41. Planning was granted in September 2025. Development must start within 5 years.

Full suite of planning documents available upon request.

SITE AREA

0.6 acres (0.243 hectares)

PRICING

Inviting offers in the region of £350,000. Conditional and unconditional offers will be considered.



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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SERVICES

Buyers are to make their own enquiries.

EPC

"A" Excellent rated.

VAT

VAT is not applicable to this sale.

AML

Purchasers will have to supply information to comply with Anti Money Laundering Regulations.