

# horton knights of doncaster



**Greenbank High Street, Barnby Dun, Doncaster, DN3 1DU**



**\*\*\* GUIDE PRICE £300,000 - £400,000 \*\*\***

**Tucked away in the old part of the village in Barnby Dun, a fabulous opportunity to purchase this development plot which is just under a quarter of an acre.**

The plot is relatively square and is set back from the main road and accessed via a small road which is also included in the sale. The permission granted is for erection of a detached dwelling and garage on approx 0.10ha of land - Planning Permission Reference 21/03486/OUT. All enquiries must come via Horton Knights Estate Agents. **CALL TODAY ON 01302 760322!**

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# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	