

# butters john bee<sup>bjb</sup>

## land & new homes



Land at Kenneth Avenue & East Lane, Stainforth, DN7 5DT

Guide Price £275,000

**1.38 acre(s)**

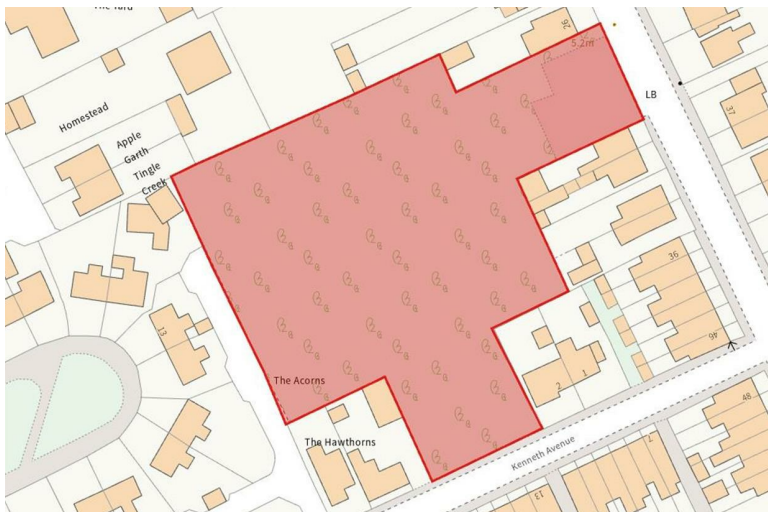
1.38 Acres of vacant land with potential for alternative uses (subject to planning)

Planning consent granted for 21 houses in 2008

For Sale By Auction at 6.30 pm on Monday 26th October 2026

at the Double Tree By Hilton Hotel, Festival Park, Stoke-on-Trent, ST1 5BQ

Contact the Auction Team to Register. 01782 211180. [auction@bjbmail.com](mailto:auction@bjbmail.com)



# Land at Kenneth Avenue & East Lane

Stainforth, , DN7 5DT

Guide Price £275,000



## Description

Vacant land measuring 1.38 acres with expired planning consent for 21 houses.

The land may have potential for alternative uses, such as commercial development, Storage, Builders Yard & more subject to obtaining the necessary planning consent.

## Location

Situated approximately 7 miles northeast of Doncaster city center, this parcel of land positioned between Kenneth Avenue and East Lane in Stainforth benefitting from excellent regional connectivity and immediate access to localized amenities. The location sits within a mile of Hatfield & Stainforth railway station, which provides direct rail services toward Doncaster, Hull, and Scunthorpe, supplemented by several local bus routes running along East Lane and Silver Street. Everyday retail and healthcare amenities are situated nearby within the town, including an Asda supermarket and a local GP surgery, alongside the major, evolving Unity Regeneration Project footprint to the south and east which provides extensive commercial infrastructure and direct link-road access to the M18 motorway. The immediate surrounding property mix is prominently residential, characterized by a blend of established semi-detached houses, modern detached family homes, and multi-property cul-de-sacs, juxtaposed with adjacent open infill land and local community facilities.

## Planning & Supporting Information.

Full planning consent was granted for 'Erection of 14 semi detached, 5 terraced and 2 detached dwellings including formation of access road on approx. 0.5 ha of land' on 21 Apr 2008 (Ref; 03/0015/P). A full info pack is available on request which includes the following:

- Decision Notice
- Site Plan
- House Types
- BJB Comparable Evidence
- Photographs

NB: Whilst BJB will try and supply as much information as we can about the planning status of the land / property, please

be mindful that we are not planning consultants and accordingly it is important that prospective purchasers ensure they have inspected the land / property and rely upon their own enquiries, assessments and due diligence with regards to the planning status and current or potential uses. All information is supplied in good faith and BJB cannot be held liable for any errors or omissions.

## Accommodation, GDV & Rental Value

The proposed scheme from the granted full planning application in 2008 (Ref; 03/0015/P) comprises;

- 14 x 3 bed semi-detached houses (84 sq.m / 904 sq.ft)  
Est per unit - £180,000 / £950 pcm
- 2 x 3 bed detached houses (84 sq.m / 904 sq.ft)  
Est per unit - £200,000 / £1,000 pcm
- 5 x 2 bed terraced houses (62 sq.m / 667 sq.ft)  
Est per unit - £160,000 / £850 pcm

Total Est GDV: £3,720,000

Total Est Annual Rent: £234,600 per annum

Any sizes / values quoted by BJB are correct to the best of our knowledge, however we would recommended all interest parties carry out their own checks before relying on any information provided.

## Local Council

The site is located in the Council district of Doncaster District (B) - <http://www.doncaster.gov.uk>.

## Tenure.

Freehold with vacant possession upon completion.

## VAT

All prices quoted by Butters John Bee are exclusive of VAT unless otherwise stated. All interested parties should make their own enquiries to satisfy themselves with the VAT position.

## Common Auction Conditions.

This property is sold subject to our Common Auction Conditions (a copy is available on request).

## Legal Pack.

Purchasing a property at auction is a firm commitment that carries the same legal implications as a signed contract by private treaty. It is important that you consult with your legal adviser before bidding and also your accountant regarding the impact of VAT, if applicable, on the sale price. The legal pack can be viewed online via our website [www.buttersjohnbee.com](http://www.buttersjohnbee.com). Legal packs can also be viewed at the selling office. These documents should be passed to your legal adviser as they will help you make an informed decision about the lot. If you need further legal information please contact the vendor's solicitor whose details will be in the auction catalogue. Remember that you buy subject to all documentation and terms of contract whether or not you have read them.

## Addendum.

Check the latest addendum at [buttersjohnbee.com](http://buttersjohnbee.com) for any alterations or changes to the catalogue.

## Internet, Telephone and Proxy Bidding

We are pleased to announce that we are now back in the Auction room at the Double Tree Hilton Hotel (Moat House). However, we also have the other bidding options available: On-Line / Telephone / By-Proxy. You will need to register in advance and provide two forms of ID. Register at [www.buttersjohnbee.com/auction](http://www.buttersjohnbee.com/auction) or contact the Auction Team on 0800 090 2200 or [auction@bjbmail.com](mailto:auction@bjbmail.com).

## Buyers Admin Fee.

A buyers administration fee of £1,800 including VAT is applicable to this lot. The purchaser will pay the fee whether the property is bought before, at or following the auction date.

## Legal Costs

Please refer to the auction pack in respect of any legal fees or search fees which may be due upon exchange or completion.

## Viewings

The site can be inspected from the Public Highway – no appointment is necessary.

## Deposit

Please note that a deposit of 10% of the purchase price (Min £3,000) will be due on Exchange of Contracts, whether the land / property is sold prior to Auction, in the Auction room or after the Auction.

## All Enquiries

Alex Djukic BSc MSc  
Regional Land Manager  
Land & New Homes Team  
[residential-land@bjbmail.com](mailto:residential-land@bjbmail.com)  
01782 211147

Margaret Tinsley

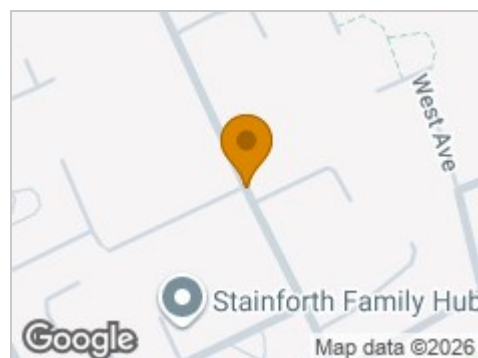
Land Administration & Business Support  
Land & New Homes Team  
[residential-land@bjbmail.com](mailto:residential-land@bjbmail.com)  
01782 211147

## Looking for Land & Development Opportunities?

Please note that not all land & development opportunities will appear on our website. To ensure that you do not miss out on these opportunities please e-mail: [residential-land@bjbmail.com](mailto:residential-land@bjbmail.com) or call the Land & New Homes team to discuss your requirements.



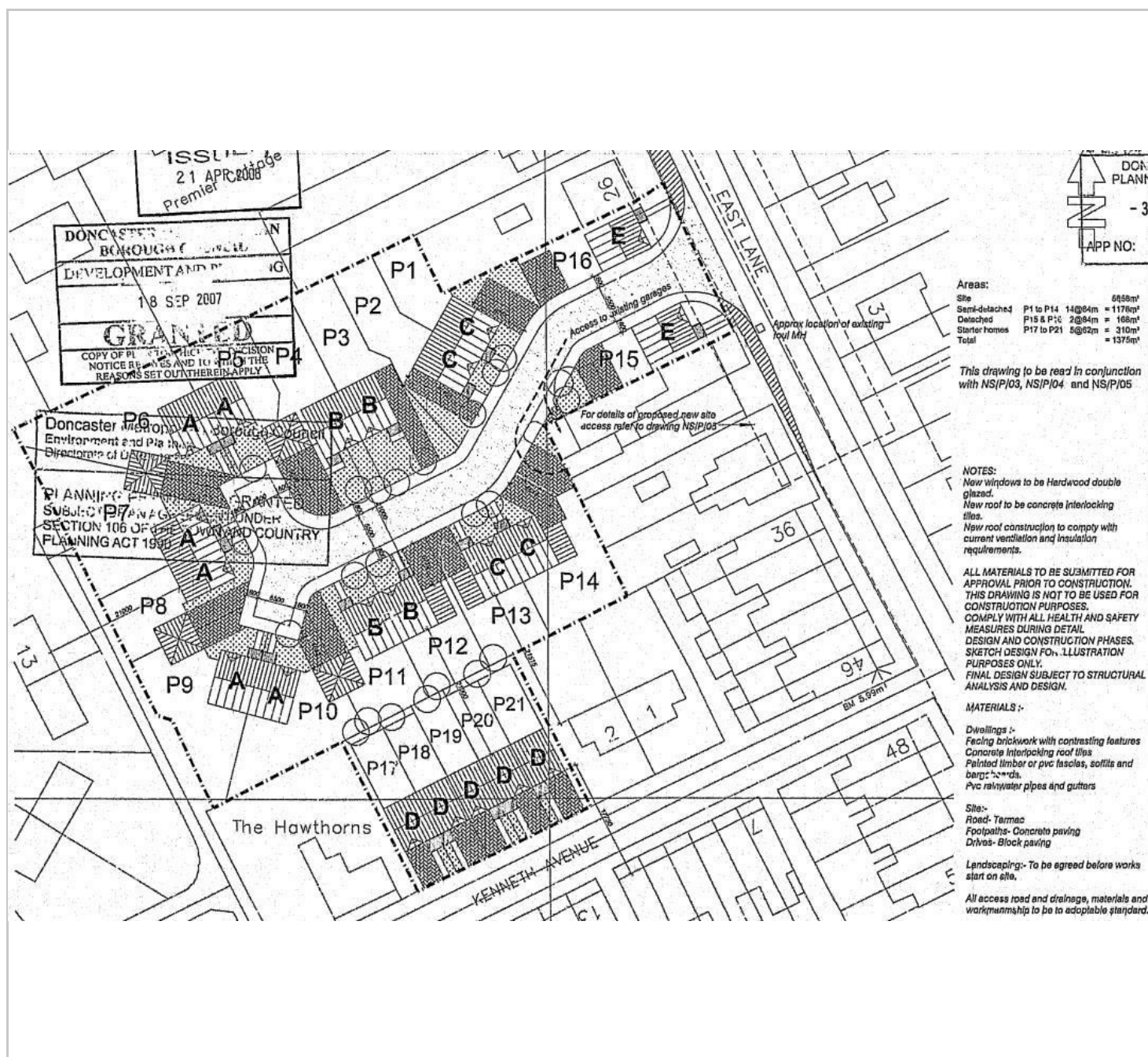
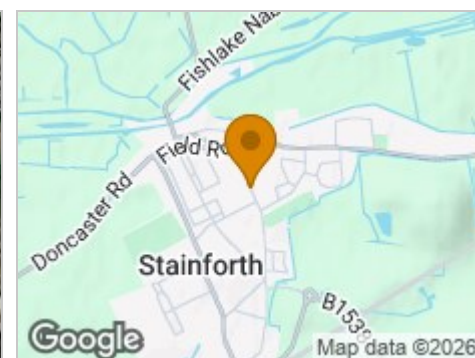
# Road Map



# Hybrid Map



# Terrain Map



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