

Please reply to

Office

DONCASTER

Our Ref:

RGH/DB

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**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers Est 1924

20th February 2024

Mr Adrian Axe
c/o Howard Wroot
Chartered Surveyor
240 Wharf Road
Ealand
Scunthorpe
DN17 4JN

Dear Mr Axe

**RE NEW PLOTS ADJACENT TO 24 STATION ROAD, OWSTON FERRY, DONCASTER, DN9 1AW
MARKETING ADVICE**

I am in receipt of the plans for the plots at Owston Ferry. It is noted that the plots are to comprise:

Plot 1

Type: A two storey detached house.

Accommodation: Ground floor - Entrance Hall, Lounge, Kitchen, Study and Cloakroom(w.c.).

First floor – Landing, Bedroom 1 with En-suite (w.c.), Bedroom 2, Bedroom 3 and Bathroom (w.c.)

Floor Area: About 159 square metres gross external

Garage: Detached double.

Plot 2

Type: A two storey detached house.

Accommodation: Ground floor - Entrance Hall, Lounge, Kitchen, Study and Cloakroom (w.c.)

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

Regulated by RICS



7 Priory Place,
Doncaster, DN1 1BL
Tel: 01302 360141
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Doncaster, DN9 1EP
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James R N Colver M.R.I.C.S.
Mark J Hunter M.R.I.C.S.
R Guy Hunter BSc, M.R.I.C.S.

First floor – Landing, Bedroom 1 with En-suite (w.c.), Bedroom 2, Bedroom 3 and Bathroom (w.c.).

Floor Area: About 159 square metres gross external

Garage: Detached single

Plot 3

Type: A two storey detached house.

Accommodation: Ground floor - Entrance Hall, Lounge, Kitchen, Study and Cloakroom(w.c.).

First floor – Landing, Bedroom 1 with En-suite (w.c.), Bedroom 2, Bedroom 3 and Bathroom (w.c.)

Floor Area: About 159 square metres gross external

Garage: Detached double.

Consideration has been given to the general type, size and location of the houses. The houses offer a good sized floor area and there is also the benefit of a new build premium to take into account. There has also been an improvement in the level of activity in the market compared with last year.

Taking into account current market conditions the following figures are considered appropriate:-

Plot 1	Likely Achievable Price	£345,000
Plot 2	Likely Achievable Price	£330,000
Plot 3	Likely Achievable Price	£345,000

I trust that this information is of assistance.



R G HUNTER B Sc MRICS
GRICE AND HUNTER