

Menagerie Wood, Westwood Road Bawtry, Doncaster DN10 6RT

5.31 Acres (2.15 Hectares)

- Potential strategic land
- Possible BNG potential
- Could be suitable for a variety of uses (stp)

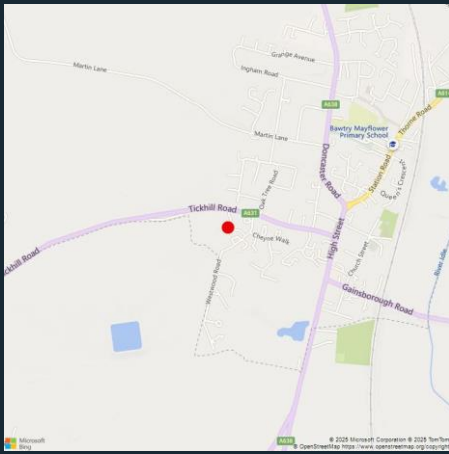


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4 Sidings Court, Doncaster DN4 5NU



LOCATION

The site is located in a popular and accessible area, only a short distance from Bawtry town centre, which provides a wide range of amenities, shops, and services. The nearby road network gives good connectivity to Doncaster, Retford, Tickhill, and the wider South Yorkshire and Nottinghamshire regions.

DESCRIPTION

Menagerie Wood offers a rare opportunity to acquire approximately 5.31 acres of established woodland situated off Westwood Road, on the edge of the sought-after market town of Bawtry, South Yorkshire.

The woodland is positioned adjacent to residential areas and farmland, with direct road frontage to both Tickhill Road (A631) and Westwood Road. The land is outlined by mature trees, providing an attractive natural setting that offers both amenity and potential.

PRICE

Going to Auction on 26th-28th May 2026 with Eddisons
Please contact James Vandenbrook for further information
james.vandenbrook@markjenkinson.co.uk

Guide Price: £95,000+

SERVICES

None to the best of our knowledge.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Not applicable

VALUE ADDED TAX

Unless otherwise stated, all sale prices are quoted exclusive of VAT. Any prospective purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

ACCOMMODATION

Total 5.31 Acres (2.15 Hectares)

INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

Jason Barnsdale MRICS
Barnsdales - Chartered Surveyors
Tel: 07836 534 040
jason@barnsdales.co.uk

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