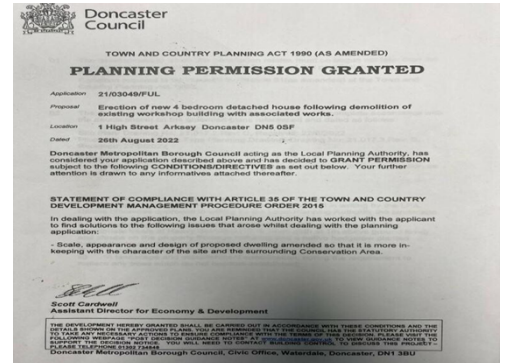




1 High Street, DN5 0SF
£200,000 Offers In Region Of
Tenure Freehold

- **Planning Permission Granted**
- **Detached**
- **Sought after location**
- **4 Bedrooms**

A Remarkable 400-Year-Old Property with Planning Permission in the Heart of Arksey Village
High Street, Arksey, Doncaster, DN5 0SF

A truly rare opportunity to acquire a property steeped in local history, occupying an exceptional position beside All Saints Church in the heart of Arksey Village.

Believed to date back to 1620 and historically known as The Carpenters Arms, this fascinating property has stood within the village for more than four centuries. Now requiring complete renovation and currently not habitable, it presents an exciting opportunity for a cash purchaser, experienced renovator or developer to take on a project quite unlike anything else on the market.

Adding considerably to its appeal, planning permission has been granted for the erection of a new four-bedroom detached dwelling following demolition of the existing workshop building, providing an alternative redevelopment opportunity for the site.

Over 400 Years of Arksey History

The history of this property is one of its most remarkable features.

Local historical records indicate that the cottage was built in 1620 and was formerly known as The Carpenters Arms inn. The building is also said to contain remnants of an old barrel store, providing a fascinating connection to its former use. There is even a longstanding local story of a reputed tunnel connecting the property with neighbouring All Saints Church. While this forms part of local folklore rather than a verified feature of the property, it adds another intriguing chapter to its history.

Historic photographs show the property during the floods of 1932, and its distinctive roofline and traditional character remain clearly recognisable today.

The opportunity to become custodian of a property with such a long connection to the village is incredibly unusual.

A Complete Restoration Project

The existing property is not currently habitable and requires an extensive programme of renovation throughout. This is a genuine project rather than a property requiring simple modernisation. It provides the incoming purchaser with

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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