



0.60 Acres - The Cottage, Lincoln Road

Newark on Trent | Newark | Nottinghamshire | NG24 2DB

Guide Price £325,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

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A rare development opportunity to acquire reasonably level site extending to approx. 0.242Ha (0.60 acres) with a derelict two storey detached cottage sitting centrally within the plot and located adjoining playing fields and established residential estates.

The site offers potential for a variety of developments from residential to commercial opportunities subject to the necessary planning consent.

Location

The site sits fronting Lincoln Rd a main service road into the town, adjacent to a playing field and established residential housing areas. It is also close to a variety of commercial business such as McDonalds, KFC and Premier Inn.



Description

A reasonably level site extending to approx. 0.242Ha (0.60 acres) with a derelict two storey detached cottage sitting centrally within the plot. The property is currently boarded up with no internal access available therefore we have had to assume it is likely to be a 2/3-bedroom property. The site offers potential for a variety of developments from residential to commercial opportunities subject to the necessary planning consent. The site is accessed off Lincoln Road via an existing access driveway.

Planning

The site currently has one residential dwelling on the site and therefore Interested parties are advised to make their own enquiries direct with the Local Planning Authority. Newark & Sherwood District Council, Castle House, Great North Road, Newark, Notts, NG24 1BY. TEL: 01636 650000

General Remarks

Access

The site is accessed off Lincoln Road via an existing access driveway.

Tenure

Freehold with vacant possession upon completion.

Services

Mains supplies of water and electricity are believed to be available. Interested parties are advised to make their own investigations to the utility service providers regarding availability and costs of installation.

Plans, Areas & Schedules

These have been provided as accurately as possible from OS data sheets. These are published for your convenience and whilst they are believed to be accurate this is not guaranteed, nor will they form part of any contract for sale plan.

Easements & Rights of Way

The land is to be sold subject to and with the benefit of all rights of way whether private or public, drainage, water, electricity and any other rights, easements, wayleaves etc whether referred to or not in these particulars.

VAT

VAT will not be charged.

Viewing

The land may be viewed at viewers own risk on foot only during daylight hours, with a copy of these particulars to hand. Please note the cottage is boarded up and access will not be possible.

Solicitor

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Agents Note:
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.