

Poplar View, Low Street, East Drayton, Retford, Notts, DN22 0LN



A rare opportunity for individual or developer to acquire a detached cottage of character set with own substantial grounds extending to approx. 0.318Hectare (0.785 acres STS), located in the heart of attractive sought after village location. The property requires a scheme of modernisation, offering excellent potential for profitable improvement to create a fine country home.

The accommodation comprises Hall, sitting Room, Snug, Breakfast Kitchen, 2 Bedrooms Dressing room/Bed 3, Bathroom, Outbuildings

Well placed for the area's major towns and cities

Doncaster 29.0 miles, Lincoln 15.4 miles, Newark 18.8 miles. Retford 6.8miles, Sheffield 28.7 miles, Nottingham 29.6miles, Tuxford 4.4miles,A1 Markham Moor 4.6miles,
(All mileages are approximate)

Approx Gross Internal Floor Area 63.23m²m²(680ft²)

FOR SALE BY INFORMAL TENDER Tenders writing to be received by 12 noon Friday 18th September 2026. (Unless sold previously).

Tender documents and information are available from the agents office.

Guide Price £325,000

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SILCOCK
& PARTNERS



LOCATION

East Drayton is an attractive and popular residential village with village hall, and church. Tuxford with range of local shops, doctors surgery, chemist and well-respected secondary school Tuxford Academy lays approximately miles away The attractive Georgian town of Retford with further range of amenities and train station is also within convenient travelling distance providing a direct main line service to London King's Cross. The A1 is accessed at Markham Moor giving further excellent communication links via M1/M18 to the surrounding areas major cities and towns The area is well served by public and private schools, golf sporting and leisure facilities

DIRECTIONS

On leaving Retford along the A620 London Road, continue out of the town passing the Whitehouses garage and take the next left as sign posted to East Drayton. Follow the road and on entering the village continue over the crossroads by the church onto Low Street where the property will be found on the left-hand side, as indicated by our sale board

ACCOMODATION

Canopy Porch

Multi paned door opens into:-

Hall- Beamed features

Sitting Room 3.61m(11' 10") x 3.98m(13') – Feature fireplace with large gear feature grate, mantle shelf, tiled hearth, radiator

Snug 3.99m (13' 1")x 3.95m(12' 11")- Recessed brick fireplace, tiled heath, cast iron wood burner stove, feature beams, radiator. Book shelving.
Step down to:

Breakfast Kitchen 5.25m(17' 2") x 2.88m(9' 5") – Range of kitchen units comprising Single drainer sink unit with worktops, tiled splash back, cupboards, drawers below, Wall cupboards. Cooker hood , broom cupboard, tiled floor, built in cupboard. Boulter Economy oil fired

boiler(currently non-operational).

Stairs from hall to first floor landing

Bedroom 1 - (Front) 3.96m(12' 11") x 3.71m(12' 2") – Radiator. Hanging recess

Bedroom 2 (Front) 3.96m(12' 11") x 4.05m(13' 3")- Radiator. Built in wardrobes, laminate floor

Access to

Dressing Room/Bedroom 3(Front) 2.85m(9' 4") x 2.88m(9' 5")-Range of built in cupboards, airing cupboard.

Access to

Bathroom 2.33m(7' 7") x 2.97m(9' 8")- Panelled bath, vanity wash basin in surround, low flush WC,radiator.

THE GARDENS AND GROUNDS

Outside The property is served by a drive and parking areas with turning area to rear.

Brick and pantile Garage/Workshop with attached wash room

The property occupies a large substantial garden plot . Paved front terrace with original hand pump . Overgrown lawns and shrubs to front. Access to former rear orchard overgrown with brambles. Plastic oil tank- Site Approx 0.318Ha(0.785Acres)

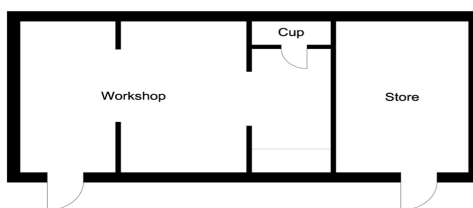
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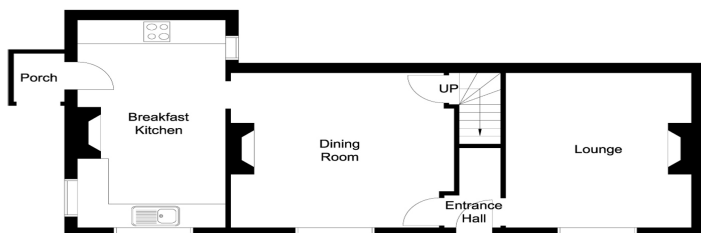
Associated Offices at Retford, Sheffield, Chesterfield & Market Rasen



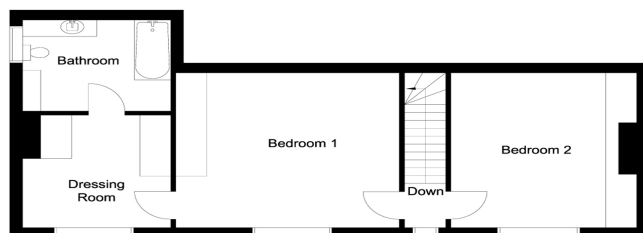
Outbuilding



Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
CP Property Services @2026

05/08/2026, 15:45

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.



General Remarks

Tenure

The property is understood to be freehold

Services

Mains water, electricity, and drainage are connected. Oil fired central heating is installed with boiler located to Kitchen(Non Operational at Present).These have not been checked or tested

Method of Sale

By Informal Tender closing date Friday 18th September 2026

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 the sale plan.

Easements and Rights of Way

The land is sold subject to and with 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.

EPC CERTIFICATE

BAND F

Council Tax Band

Band E

Viewing – Strictly by appointment with the selling agents



Purchasing This Property

If you are interested in making an offer on this property, please contact us at your earliest convenience. Failure to do so could result in losing the property or costs being incurred unnecessarily. In order to help our Clients decide on the acceptability of any offer you might make, we will need to obtain from you certain details and information. Although some of this can be taken over the telephone, you will be asked to make an appointment with our Independent Mortgage Advisor. Purchasing a house can be complex and stressful. We try very hard to make the transaction as smooth and trouble free as possible for Purchasers by guiding them through the process at every stage, including assisting them with their mortgage arrangements. If you are making cash offer, we shall require confirmation of the source and availability of your funds in order that our client may make an informed decision.

Money Laundering Regulation 2003

Prospective purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing a sale. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors. These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any warranty or representation in respect of the property.