



**18 Fiskerton Road, Rolleston, Newark,
Nottinghamshire, NG23 5SH**

Informal Tender £275,000

Tel: 01636 611811

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

For sale by Informal Tenders, with Best Bids by Friday 28th June at 5pm.

18 Fiskerton Road, locally known as Ulllyatts Cottage provides a rare opportunity to renovate a 19th Century detached cottage, with original brick outbuildings and further timber stable block. The property provides a perfect opportunity to be lovingly and sympathetically restored. There is potential to extend the property and the outbuildings provide opportunities for multi-generational living or home office, subject to the necessary planning consents.

Viewings Strictly By Appointment - The site is being monitored by a security company.

The accommodation comprises 2 reception rooms, kitchen, scullery, 3 bedrooms and a bathroom. It extends to approximately 1,374 sq.ft, including the single storey kitchen area. The brick stable outbuilding comprises a further 866 sq.ft and sits on a plot of approximately 0.13 acre.

Rolleston village is a pretty rural village, close to the market towns of Southwell and Newark, with excellent schools close by and direct rail links to London Kings Cross.

FOR SALE BY INFORMAL TENDER 28TH JUNE 2024

We are instructed to seek Best & Final Offers by Informal Tender, by 5pm on Friday 28th June 2024. Please contact us for further information and an Informal Tender Form which must be completed with all documentation to submit your bid.

ROLLESTON VILLAGE

Rolleston is a popular rural Nottinghamshire village, with a population of just under 350 residents, lying approximately 3 miles from the picturesque market town of Southwell, 5.5 miles from the market town of Newark, and 15 miles from the city of Nottingham. Both market towns have a range of National and independent retailers, supermarkets, banks, cafe's, bars, restaurants, leisure and sporting facilities.

Although quite a small village, it is home to the popular Vinery Public House & Restaurant, in addition to having its own railway station, with direct rail links to Nottingham and Newark. The village is also located in the Southwell Minster School catchment area. The village is very accessible to further amenities in nearby neighbouring villages of Fiskerton and Bleasby, including the Bleasby C of E Primary School and The Bromley Public House at Fiskerton.

The property lies in a pretty location, in the centre of the village. It was acquired by Nottinghamshire County Council in the 1960s from the Ministry of Agriculture, Fisheries and Food (MAFF) as part of the 'County Farms Programme'. The property was rented until recent years.

In 2020, residents of the village erected a plaque on the cottage to commemorate Kate Greenaway (1846-1901) which reads 'Childhood home of the renowned Victorian artist, writer and illustrator of children's books who found inspiration from her annual visits to Rolleston'. In 2021, villagers also produced an illustrated map of 'The Kate Greenaway Trail'.

TRANSPORT LINKS

Rolleston has excellent public transport links, including direct East Midlands rail services from Rolleston to Nottingham, Newark and Lincoln. Regular bus services run locally, in addition to direct rail services to London Kings Cross from Newark Northgate Station, with journey times of approximately 75 minutes and to Leeds in approximately 50 minutes. East Midlands Airport is located approximately 35 miles distant.

The property is situated close to an excellent road network, with the A1, A46, A617, A614 & A616 all within easy reach. The village is within easy commuting distance to Newark (5 miles) Mansfield (18 Miles) Grantham (22 Miles) and the cities of Nottingham (17 Miles) Lincoln (23 Miles) and Leicester (40 Miles).

18 FISKERTON ROAD (ULLYATS COTTAGE)

The property comprises a 19th Century detached cottage, with original brick outbuildings and further timber stable

block. The property provides a perfect opportunity to be lovingly and sympathetically restored, with potential to extend the property, subject to the necessary planning consents.

The accommodation requires substantial works to bring up to modern day living. It provides two reception rooms, kitchen, scullery and hallway with stairs to the first floor. On the first floor, there are three bedrooms and a bathroom. Externally, the cottage has a separate detached original brick built stable block, which subject to the necessary consents could be converted to provide a home office or ancillary living accommodation. There is a further timber stable block, which could provide further storage.

The accommodation comprises approximately 1,374 sq.ft, including the single storey kitchen area. The brick stable outbuilding comprises a further 866 sq.ft and sits on a plot of approximately 0.13 acre.

SITTING ROOM

12'2" x 12'4" (3.73 x 3.76)



With entrance door, gas fire, upvc window, original box beams, radiator and window to the front elevation.

DINING ROOM

11'11" x 11'11" (3.65 x 3.65)



With radiator, original box beams, window to the front elevation, fireplace with tiled surround and upvc double glazed window.

SCULLERY

12'0" x 7'5" (3.67 x 2.28)



With window to the side elevation, shelving and thravls. Lino floor tiles with areas of the original parquet floor seen beneath.

INNER LOBBY

12'1" x 7'8" (3.69 x 2.34)



With dog leg stairs leading up to the first floor and original understairs cupboard beneath and radiator.

KITCHEN

12'10" x 10'10" (3.92 x 3.31)



With access door to the yard. A range of basic timber base and eye level cupboards, single drainer sink unit, space for appliances, upvc windows to both external elevations, lino floor and fluorescent light,

FIRST FLOOR LANDING

6'2" x 2'9" (1.89 x 0.85)

BEDROOM 1

12'2" x 12'4" (3.72 x 3.76)



With shelved alcove area, radiator, upvc double glazed window to the front elevation, carpet floor and boiler.

BEDROOM 2

11'11" x 12'2" (3.65 x 3.73)



With window to the front elevation and radiator.

BEDROOM 3

7'6" x 12'2" (2.29m x 3.71m)
(maximum measurements)



With window to the rear elevation.

BATHROOM

8'9" x 8'5" (2.69 x 2.58)



With dated bathroom suite comprising bath with electric shower over, wc and wash hand basin and upvc double glazed window to the rear elevation.

OUTSIDE

The property is approached by a 5 bar gate leading from Fiskerton Road, providing access via a private concrete driveway to the property. There is a small area of garden to the front of the property, with a hedged boundary and area laid to lawn. There is a further area of grass at the end of the concrete driveway, which will have boundary post and rail fencing erected as per the attached plan.

The outbuildings comprise as follows:

OUTDOOR BRICK STORE

7'6" x 10'9" (2.3 x 3.3)

The small single storey brick built store is attached to the kitchen and has access via a green painted door, providing useful garden storage.

BRICK BUILT STABLES

54'11" x 14'11" (16.76 x 4.57)



A traditionally brick built stable building, with pitched tiled roof, original timber windows and stable doors. Internally, mainly open plan, containing features including king post truss beams, original feeding troughs and stalls.



TIMBER STABLES

41'0" x 18'0" (12.5 x 5.5)



Traditionally built concrete and timber stables, with 3 loose boxes with stable door and windows. The building has a pitched asbesdos roof.

AGENTS NOTE

There is to be a new post and rail fenced boundary to be created along the southern boundary, at the sellers cost,

marked blue on the Ordnance Survey plan. The land to the south of this boundary is in not included within the sale and currently has a refused planning application by Newark and Sherwood District Council for 2 detached dwellings accessed off Holly Court, Application No. 21/02341/OUT.

All plans are indicative only and are subject to title.

COUNCIL TAX

The property is within Band C.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

TENURE

The property is freehold. Vacant possession will be given on completion.

OPEN DAYS

The property is being monitored by a security company and therefore any viewing is strictly by appointment on the Open Days with the selling agents:

Open Days

Friday 24th May 12 noon - 1pm

Monday 3rd June 9am - 12 noon

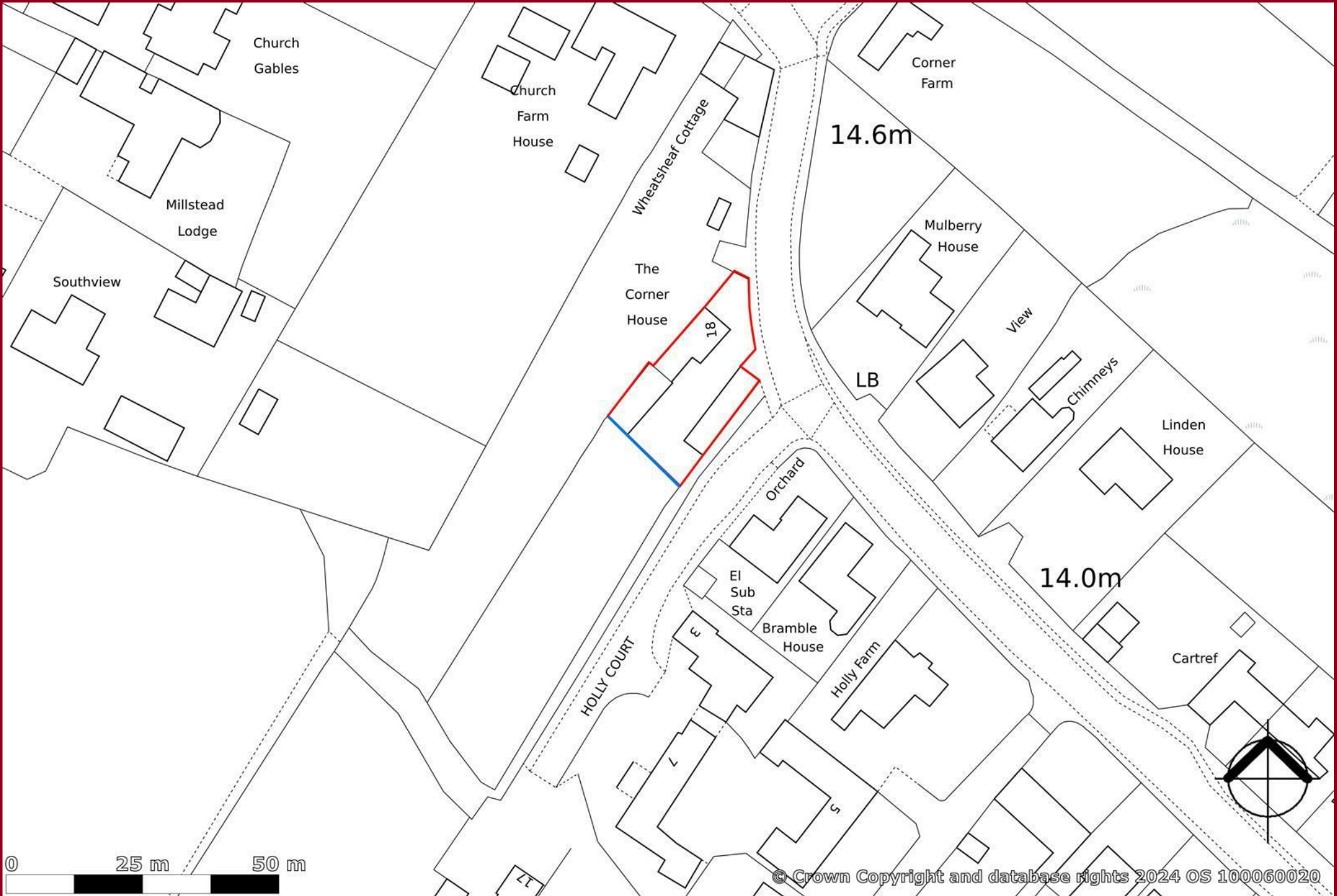
Friday 14th June 11am - 2pm

Monday 24th June 9am - 12 noon

No access to the property will be given outside of these times due to security reasons.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



Ground Floor

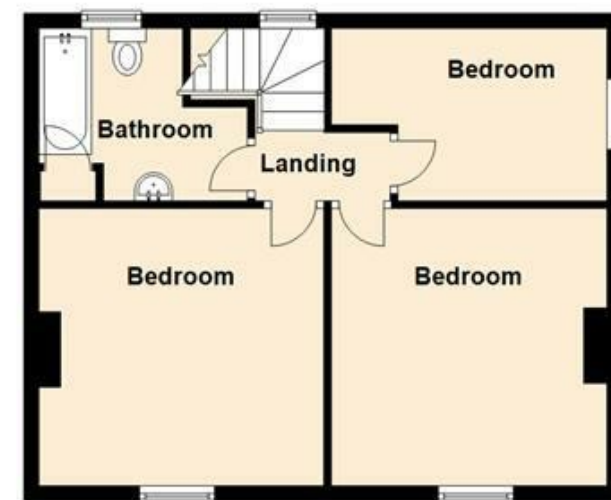
Approx. 65.0 sq. metres (699.3 sq. feet)




Total area: approx. 111.0 sq. metres (1194.8 sq. feet)

First Floor

Approx. 46.0 sq. metres (495.6 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on 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 representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611811



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