



**Vernon Street Garage Vernon Street, Newark
On Trent, NG24 1PW**

**AUCTION 23RD APRIL 2026
PRICE GUIDE £125,000 PLUS
Tel: 01636 611 811**

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

- Former Vehicle Workshop 1,800 Sq. Ft
- Potential To Renovate Existing Garage Premises
- Redevelopment Potential Subject to Planning Permission
- Auction 23 April 2026 Nottingham Racecourse
- Total Site Area 575 Sq. M Approximately
- Ten Lock-up Garages
- Price Guide £125,000 Plus

*** SALE BY AUCTION - 2.30PM THURSDAY 23RD APRIL 2026 - NOTTINGHAM RACECOURSE, COLWICK PARK, NOTTINGHAM NG2 4BE ***

A former vehicle repair workshop measuring 60ft x 20ft (1,800 sq. ft) approximately, together with ten lock-up garages on a total site area of 575 sq. m or thereabouts. The property with potential to renovate the existing workshop provides potential income for the existing use. Alternatively the site could be suitable for residential development subject to Planning Permission.

The property is situated within an established residential area within close walking distance of Newark town centre and local amenities.

The workshop is constructed with corrugated metal clad elevations and roof. The ten lock-up garages are constructed with timber boarding under a corrugated roof. The entire property stands on a frontage of 18 metres approximately.

TOWN & COUNTRY PLANNING

There is no recent planning history to the site. The previous use was that of a vehicle repair workshop and lock-up garages.

SERVICES

Mains water and electricity are understood to be available, but purchasers should make their own enquiries as to the existing connections.

TENURE

The land is freehold, registered Title number NT450236.

POSSESSION

The existing workshop is unoccupied and offered with vacant possession. Most of the garages are rented as lock-ups, full details of the existing rents will be made available.

VIEWING

Register interest with the Auctioneers. Viewing strictly by appointment.

PLAN

A plan is attached to these Particulars for identification purposes.

IMPORTANT NOTE

Please see www.auctionestates.co.uk for the legal pack and the contract special conditions. Conditions of sale and all related documents are available at the offices of the Auctioneers and the Vendors Solicitors.

Auction Estates will conduct the auction in accordance with Addition 4 (September 2019) of The Common Auction Conditions of Sale.

Interested parties are able to download legal documents and pack directly from Auction Estates website.

BUYERS FEE

Please note that Auction Estates will be charging a buyers fee of £1,500 plus VAT. This amount is payable regardless of whether a sale occurs before, during or after the auction and will be collected on exchange of contracts.

AML

The Money Laundering Regulations 2007 compel the Auctioneers to conduct certain identity checks prior to acceptance of the offer. In order to meet these requirements please contact Auction Estates with certified copies of both photographic ID and proof of address.

SPECIAL CONDITIONS OF SALE

The Vendors Solicitor is Tallents Solicitors, 3 Middle Gate, Newark NG24 1AQ.



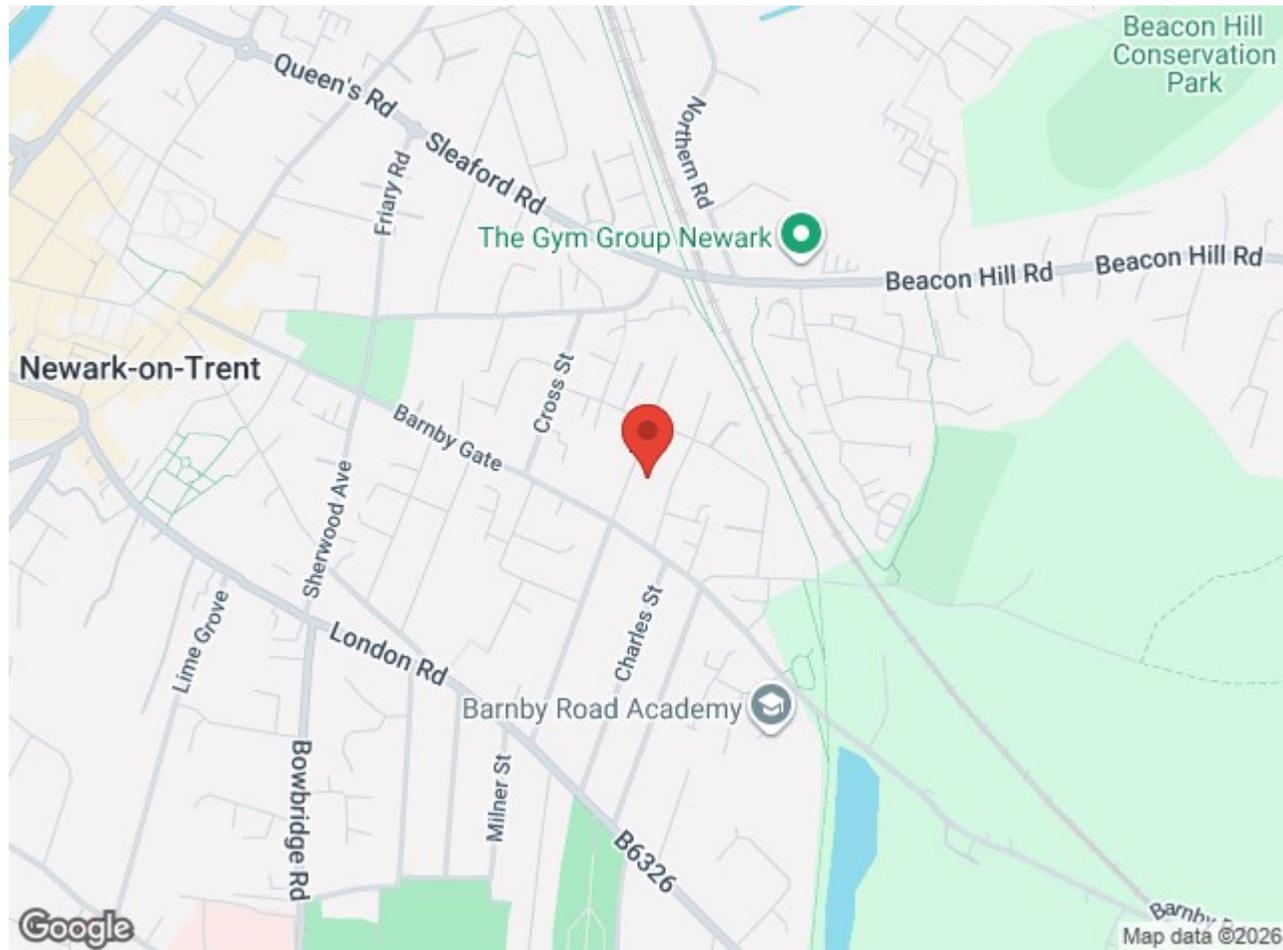
10 Vernon Street, Newark, NG24 1PW



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Plotted Scale - 1:1,250

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract



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 611 811



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