



**The Former Piano School Mount Lane,
Newark, Nottinghamshire, NG24 1JT**

Offers In Excess Of £350,000

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 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Residential Development Opportunity
- Potential for 12 Dwellings
- Town Centre & Conservation Area Location
- Potential For Conversion to Residential Accommodation
- Gross Internal Area 800 sq.m approx
- Planning Permission Previously Granted
- Range of Edwardian Single & Two Storey Buildings
- Subject to Planning Permission

A range of Edwardian single and two storey buildings with potential for conversion to residential accommodation subject to planning permission. The gross internal area is 800 sq.m approximately. The property is located within the Newark town centre and conservation area, close to St Mary Magdalene Church, a Grade I listed building and associated church grounds. Planning permission was previously granted for conversion of the buildings to 5 self-contained studios, 3 x one bed roomed apartments, 1 x two bed roomed apartment and 3 x four bed roomed cluster apartments. This planning permission has subsequently expired and part of the building has been subject to fire damage.

The location is very close to Newark market place, shops and supermarkets. Newark is a thriving town and has a good range of facilities including national and local retailers, supermarkets, banks, market place, restaurants, bars and cafes. The property is within a few minutes walking distance of all of these.

Newark has a population of approximately 35,000 and the population of Newark and Sherwood is approximately 115,000.

TRANSPORT LINKS

Newark lies reasonably centrally within the United Kingdom and is well placed for access to the A1 for commuting north to Retford (14 miles), Worksop (20 miles) and Doncaster (30 miles) and south to Grantham (25 miles), Stamford (45 miles) and Peterborough (57 miles). The A46 for commuting to Nottingham (20 miles), Lincoln (12 miles) and Leicester (30 miles). There are good public transport links within the town, including direct rail services to London Kings Cross, from Newark Northgate Railway Station, with journey times of approximately 1 hour 15 minutes and to Leeds in approximately 50 minutes. Further East Midlands train services run from Newark Castle Railway Station to the cities of Lincoln and Nottingham. East Midlands Airport is located approximately 28 miles distant and Robin Hood Doncaster Airport is located approximately 29 miles distant. Regular bus services run locally through the villages and to the city of Nottingham.

NEWARK LIFESTYLE

Newark is an historic and vibrant market town which lies on the banks of the River Trent in the heart of the East Midlands. The town is well known locally for its historic Newark castle and gardens overlooking the river hosting a number of events and music concerts throughout the year, The town centre enjoys a beautiful Georgian market place and a mix of national and local retailers with many individual shops which define Newark as a unique shopping experience and not just another High Street. There is also a well developed cafe culture with many boasting river views. Recently opened in the town is the new National Civil War Centre which tells the story of Newark and its residents and to demonstrate the resilience of ordinary lives set against affairs of the nation and the world and to interpret the British Civil Wars and Newark's key role in them. The town has a strong association with antiques and collectables and is world renowned for its International Antiques Fair held every other month at the Newark Showground. Also available in the town are river trips along the Newark Trent on the Newark Line during the summer and Bank Holidays, riverside walks, the Newark Beer Festival, the Newark Carnival and not forgetting the Newark museum.

The town also has an active showground which hosts a number of national events throughout the year including classic bike festivals, agricultural shows, toy fairs and an Americana event. It is paramount for entertainment and leisure facilities. Newark enjoys a multi-screen cinema, a bowling alley, the Palace Theatre which hosts a range of productions and also the popular Leisure Centre. Newark is also home to one of the oldest bowls clubs in England, established in 1790 and enjoys a range of competitive sports clubs including Newark Rugby, Hockey, Golf and Tennis.

PLANNING PERMISSION

Planning permission was granted under Newark and Sherwood District Council reference 16/00741/FULM conditionally for conversion of the buildings to 5 self-contained studios, 3 x one bed apartments, 1 x two bed apartment and 3 x four bed cluster apartments (re-submission of 15/01260/FULM and the permission, now expired, is dated 13th September 2016. The documents and plan are available for inspection on the Newark and Sherwood District Council Planning portal.

SERVICES

We understand that mains water, electricity, gas and drainage are previously connected to the property.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

VIEWING

Strictly by appointment with the selling agents.

PRICE

Offers are invited in excess of £350,000.

PROPOSED ACCOMMODATION

The planning permission is for the conversion of existing buildings to form a residential development comprising;

Block A - 3 x 1 Bed Apartments. 1 x 2 Bed Apartments. 3 x 4 Bed Cluster Apartment.s.

Block B - 5 x Self-Contained Studios.

The development would be served by a central courtyard providing private amenity space and bin/cycle storage areas. No off-street parking provision is available.

BLOCK A

45' x 15'6 overall measurements (13.72m x 4.72m overall measurements)
Area M3 - this part of the building subject to fire damage.

GROUND FLOOR

55' x 17'6 (16.76m x 5.33m)
Partitioned.

CLASSROOM

25' x 21' (7.62m x 6.40m)
With northern lights.

CLASSROOM

25' x 24' (7.62m x 7.32m)
With northern lights.

CLASSROOM

26' x 19'6 (7.92m x 5.94m)

CLASSROOM

24' x 21' (7.32m x 6.40m)

FIRST FLOOR

55' x 17'6 (16.76m x 5.33m)

BLOCK B (FORMER CLASSROOMS)

FORMER CLASSROOM

26'6 x 19'6 (8.08m x 5.94m)

FORMER CLASSROOM

21' x 23' (6.40m x 7.01m)

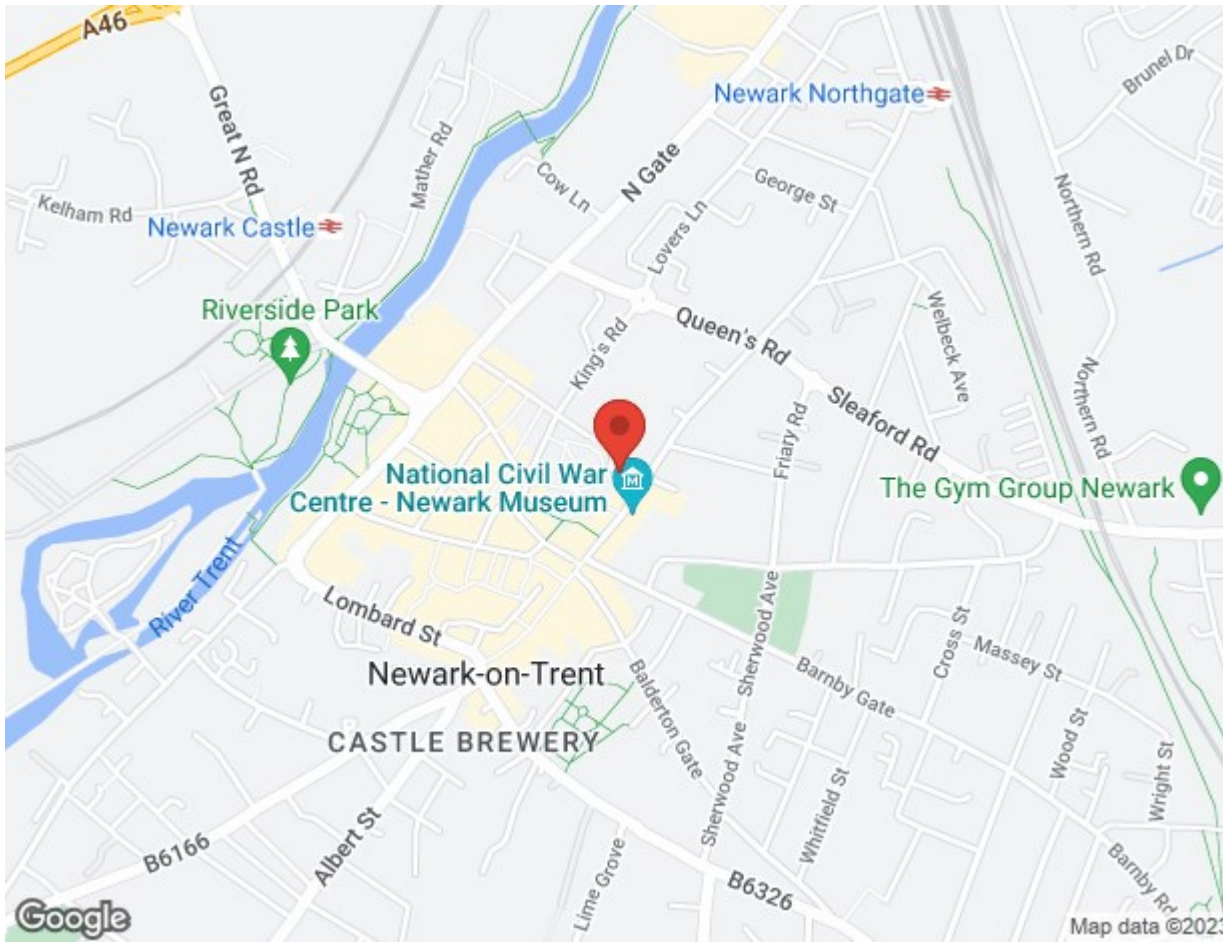
External steps lead to;

FORMER KITCHEN

20' x 16' approx (6.10m x 4.88m approx)







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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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	

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



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