



Samson House, Edward Avenue, Newark

 3  3  2  D



EXISTING TREE RETAINED

EXISTING TREE RETAINED

EXISTING 1.8m
TIMBER CLOSED
BOARDED FENCE

NEW TREES

NEW TREES

PERIMETER HEDGING
ON ALL BOUNDARIES

NEW 1.8m TIMBER
CLOSED
BOARDED FENCE

NEW TREES

EXISTING TREES
RETAINED

EXISTING TREE
RETAINED

BT

ACCESS

NEW TREES

1.2M POST AND
RAIL FENCE WITH
HEDGE BEHIND

EXISTING TREE
RETAINED

Existing tree outside of boundary

Existing tree inside of boundary

Samson House, Edward Avenue, Newark

Offers over £170,000

- Spacious Detached Bungalow
- Exciting Development Opportunity
- Prime Central Location
- Potential To Add Value & Improve
- PP for Detached Garage & Large Driveway
- NO ONWARD CHAIN
- Planning Permission In Place
- Cash Buyers Only
- PP For Three Bedrooms & Three Bathrooms
- Tenure: Freehold Title: EPC 'D'

DEVELOPMENT OPPORTUNITY. CASH BUYERS ONLY. DETACHED SINGLE STOREY DWELLING WITH PLANNING PERMISSION TO BE EXTENDED AND CONVERTED INTO A THREE BEDROOM DETACHED BUNGALOW. NOT TO BE MISSED! This is a rare and exciting chance to acquire a substantial detached dwelling, available with full planning permission to be converted into a residential detached bungalow. Full planning was granted in November 2021 and also includes permission to extend and build a detached single garage. The property stands on approximately 0.142 of an acre plot (106.5m), with a large frontage with enclosed rear garden space. The PROPOSED ACCOMMODATION will comprise: Entrance hall, generous open plan living/ dining kitchen, useful utility room, separate sitting rom/ snug, THEREE DOUBLE BEDROOMS, with the master bedroom enjoying a dressing room with extensive storage space, two en-suites and a family bathroom. Externally the front aspect will offer extensive off street parking via a private driveway and access into a detached single garage, with beautifully landscaped front and rear gardens. Due to the current condition the property is only available to be CASH BUYERS ONLY. Please contact the agent directly for further details.



EXISTING ROOM MEASUREMENTS:

Room One: 21'3" x 22'1" (6.48m x 6.73m)
Width narrows to 15'8 ft (4.78m). Max measurements provided.

Room Two: 19'1" x 13'5" (5.82m x 4.09m)
Length reduces to 16'0 ft (4.88m). Max measurements provided.

Room Three: 17'10 x 13'1 (5.44m x 3.99m)
Max measurements provided.

Inner Hall: 18'5 x 4'4
Max measurements provided.

W.C: 7'3 x 5'1 (2.21m x 1.55m)

Previous Kitchen: 12'1 x 6'4 (3.68m x 1.93m)

Externally:

The dwelling stands on approximately 0.142 of an acre plot (106.5m). There is a very large frontage, which has planning permission for a large driveway, detached garage and established gardens. There is sufficient space to the rear of the bungalow, for further landscaped gardens.





PROPOSED SOUTH-WEST ELEVATION



PROPOSED NORTH-WEST ELEVATION



PROPOSED NORTH-EAST ELEVATION



PROPOSED SOUTH-EAST ELEVATION

Council Tax Band:

Council Tax is currently band 'A'. This will be subject to a likely change, once the proposed renovations and extensions have taken place. We advise any potential purchasers to speak with the local authority before making a formal offer.

Local Information & Amenities:

This property is conveniently located for ease of access into Newark-on-Trent with many tourist attractions and many events taking place at the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well known shops, public houses, boutiques, restaurants and attractions in the town with the market place overlooked by the attractive Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate station. There is also access to Lincoln and Nottingham via Newark Castle train stations.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7-DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

Planning Permission:

Full planning permission has been granted by Newark & Sherwood District Council (NSDC) for the conversion and extension of the existing bungalow, from an office A2 use back to a residential building, along with the erection of a detached single garage. Planning Application Reference Number: 21/02072/FUL. Online Link To Application: <https://publicaccess.newark-sherwooddc.gov.uk/online-applications/applicationDetails.do?keyVal=QZVVYJLBHJG00&activeTab=summary>

CURRENT Approximate Size: 1,040 Square Ft.

Measurements are approximate and for guidance only.

PROPOSED Approximate Size: 1,313 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold

The property has planning permission to be a residential building and provides a Freehold title. Sold with vacant possession.

EPC: Energy Performance Rating: 'D'

Agent's Note:

Potential purchasers are advised that all measurements are approximate and any information provided is taken from the architects drawings and may be subject to change. They are for guidance purposes only.

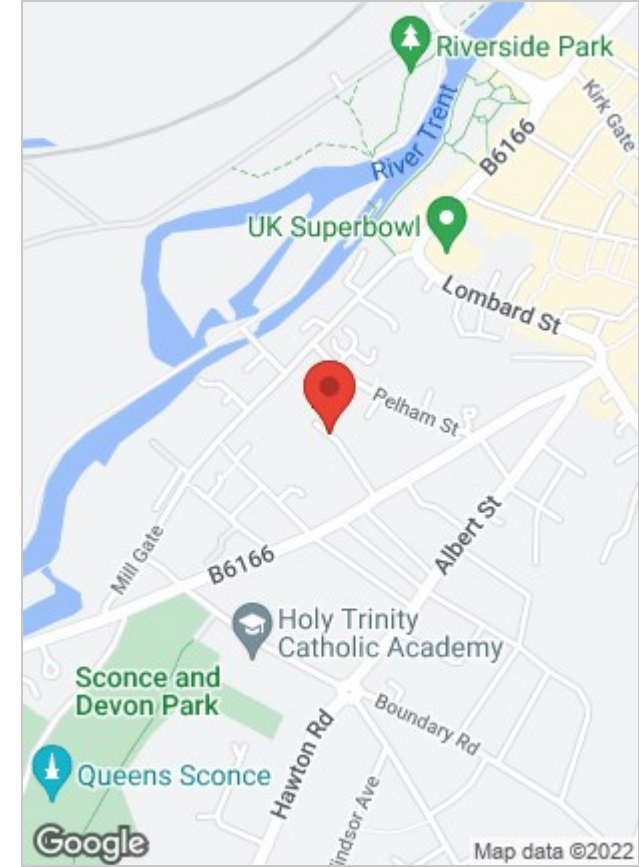
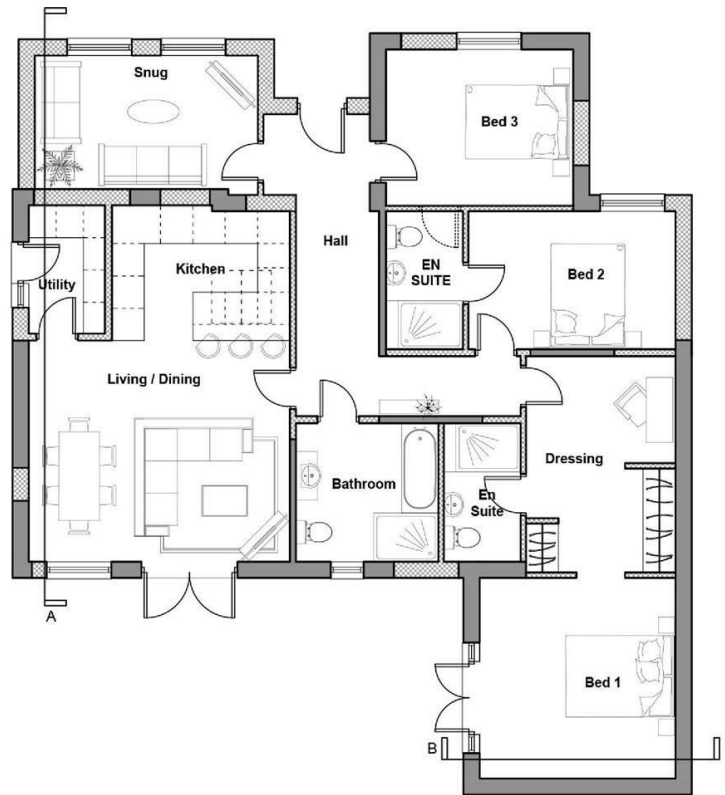
Local Authority:

Newark & Sherwood District Council.





GROUND FLOOR
1040 sq.ft. (96.6 sq.m.) approx.



TOTAL FLOOR AREA: 1040 sq.ft. (96.6 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Money Laundering Regulations:

Please be aware that any intending purchaser (s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details- Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.