



WOOD MOORE & CO.



FOR SALE - The Courtyard, Long Row, Newark NG24 1RW

- **Modernised office & workshop accommodation with on-site car parking.**
- **Accommodation extending to 2164 ft² (201 m²) on 0.148 acre (0.06 ha) site**
- **Permission in Principle for Conversion of Existing Buildings to Residential Development of Three to Four Dwellings**
- **Ideal owner occupier, investment or development opportunity**
- **Freehold for sale at £190,000 (no VAT)**

Wood Moore & Co | Navigation House | 48 Millgate | Newark | NG24 4TS
01636 610906 | enquiries@woodmoore.co.uk | www.woodmoore.co.uk



DESCRIPTION

Modernised office and workshop accommodation with two separate wash rooms, set around a secure courtyard, the property represents an ideal opportunity for owner occupiers or investors with the added potential for residential development afforded by the recently granted Planning In Principle for conversion to 3 or 4 dwellings.

LOCATION

The property is situated in a predominately residential area approximately half a mile from the town centre with easy access to the A1. Newark-on-Trent is an historic and thriving market town with a resident population in the order of 40,000 and a district population of around 100,000. The town is served with excellent road links being situated at the junction of the A1, A46 and A17 trunk roads and with rail services via the East Coast main line to London. The surrounding larger centres of Lincoln & Nottingham are approx 15 & 19 miles away respectively.

Accommodation

	ft ²	m ²
Ground Floor offices	908	84.4
1st Floor Office	369	34.3
Ancillary	49	4.5
Workshop	377	35.0
Store	461	42.8
TOTAL (NIA)	2,164	201.0

EXTERNALLY

The buildings are set around a secure concreted yard behind a steel palisade gate & fence.

SERVICES

All mains services are available for connection. Interested parties should satisfy themselves as to the suitability & capacity of the services by making their own enquiries to the relevant providers.

ENERGY PERFORMANCE

The premises have an EPC rating of C (71) a copy of the certificate will be available upon request.

BUSINESS RATES

The property has a Rateable Value of £9,800. Any enquiries regarding rates payable should be made to Newark & Sherwood District Council.

PLANNING

The property has recently been granted Planning In Principle for conversion of the the existing buildings to 3 or 4 dwellings in accordance with application Ref 23/02078/PIP. Details can be viewed by clicking [here](#)

PRICE & TENURE

£190,000. Freehold.

COSTS

Each party to be responsible for their own legal and other costs incurred in the creation of a new lease.

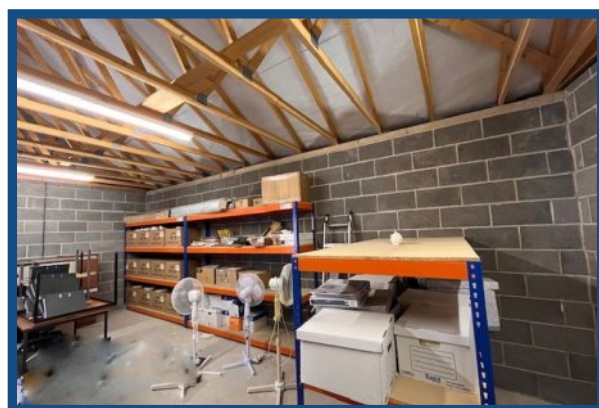
VIEWING

For further information or to arrange a viewing, please contact:

Wood Moore & Co Ltd
Navigation House
48 Millgate
Newark NG24 4TS
E: enquiries@woodmoore.co.uk
T: 01636 610906



Internal View of Office Accommodation



Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) All premises are offered subject to contract and availability. (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct and these particulars are issued without responsibility on the part of the vendor, Wood Moore & Co or any of their respective employees or agents and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement or representation upon which any reliance can be placed. (iii) Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. (iv) Neither Wood Moore & Co Ltd nor any of their agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. (v) All prices and rents quotes are exclusive of, but may be liable to, VAT at the prevailing rate

THE COURTYARD, LONG ROW, NEWARK NG24 1RW
SITE PLAN (NOT TO SCALE)



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