

## The Old Chapel, Lovers Lane, Newark



**Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £45,000.** This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. 8 The Old Chapel is a very unique and exceptional second floor duplex apartment with TWO LARGE DOUBLE BEDROOMS, located a short distance from the town centre.

**Auction Guide Price £45,000**





## Auctioneer Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

## Situation and Amenities

This apartment is situated a short distance from the town centre and Northgate railway station which has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. Shopping facilities in Newark include a recently opened M&S food hall, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

## Description

This very unique second floor duplex apartment is situated in a converted building a short distance from Newark town centre and North Gate train station. The property has an open plan lounge/kitchen, cloakroom, two excellent sized double bedrooms and a well appointed bathroom. The property is double glazed and has gas central heating.

## Accommodation

Upon entering the front door of the building via a secure door entry system, this leads into the entrance hallway which has a dogleg staircase rising up to the apartment.

### Apartment Entrance Hallway

The hallway provides access to the lounge/kitchen, bedroom one and the cloakroom. In addition there is a useful storage cupboard which also houses the central heating boiler. From the hallway a spiral staircase leads to bedroom two and the bathroom. The hallway has two ceiling light points and a radiator.

### Lounge/Kitchen 18' 11" x 15' 4" (5.76m x 4.67m) (at widest points)

This superb open plan room has a feature window to the front elevation. The kitchen is fitted along one wall and comprises an excellent range of contemporary base and wall units, with roll top work surfaces and tiled splash backs. There is a circular stainless steel sink, and integrated appliances include an oven with gas hob and extractor hood above, washing machine and dishwasher. In addition there is space for a fridge/freezer. The room is of sufficient size to comfortably accommodate both lounge and dining room furniture and has wood laminate flooring, multiple ceiling light points and a radiator.

### Cloakroom

The cloakroom has a window to the side elevation and is fitted with a WC and wash hand basin. There are recessed ceiling spotlights, an extractor fan and a radiator. The cloakroom is Jack & Jill in design with bedroom one.

### Bedroom One 16' 2" x 16' 0" (4.92m x 4.87m) (excluding wardrobes)

An extraordinarily large double bedroom with a feature opaque window to the rear elevation. The bedroom has a fitted double wardrobe, two ceiling light points and a radiator. As previously mentioned, a door leads into the Jack & Jill cloakroom.

### Bedroom Two 18' 4" x 11' 7" (5.58m x 3.53m)

A spiral staircase from the entrance hallway leads up to this large double bedroom which has a Velux skylight window to the front elevation. The bedroom is full of character and charm having exposed roof trusses. A small door opens to reveal storage space within the eaves. There are two ceiling light points and a radiator.

### Bathroom 15' 7" x 11' 6" (4.75m x 3.50m)

This very large and well appointed bathroom has a Velux skylight window to the rear elevation, and is fitted with a white suite comprising a corner spa bath, pedestal wash hand basin and WC. In addition there is an oversized walk-in shower cubicle with mains rainwater head shower. Once again the bathroom is full of character and charm, having exposed roof trusses. The room has a ceiling light point, an extractor fan and a heated towel rail.

### **Parking**

Situated beneath The Old Chapel is an underground carpark for residents use only.

### **LEASE INFORMATION**

We have been informed that the property has a 125 year lease from 1 June 2007, with approximately 106 years remaining. There is a current Ground Rent payable of £400 per annum, and a current Service Charge of £3,751.35 paid half yearly. The vendor has informed us that the ground rent and the first half of the service charge for 2026 has already been paid. The new owner will therefore only have the second half of the service charge to pay for this year.

### **Council Tax**

To be confirmed.

### **VIEWING**

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

### **THINKING OF SELLING?**

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

### **Local Authority**

Newark & Sherwood District Council, Notts, 01636 650000

### **Possession/Tenure**

Vacant possession will be given upon completion. The tenure of the property is Leasehold.

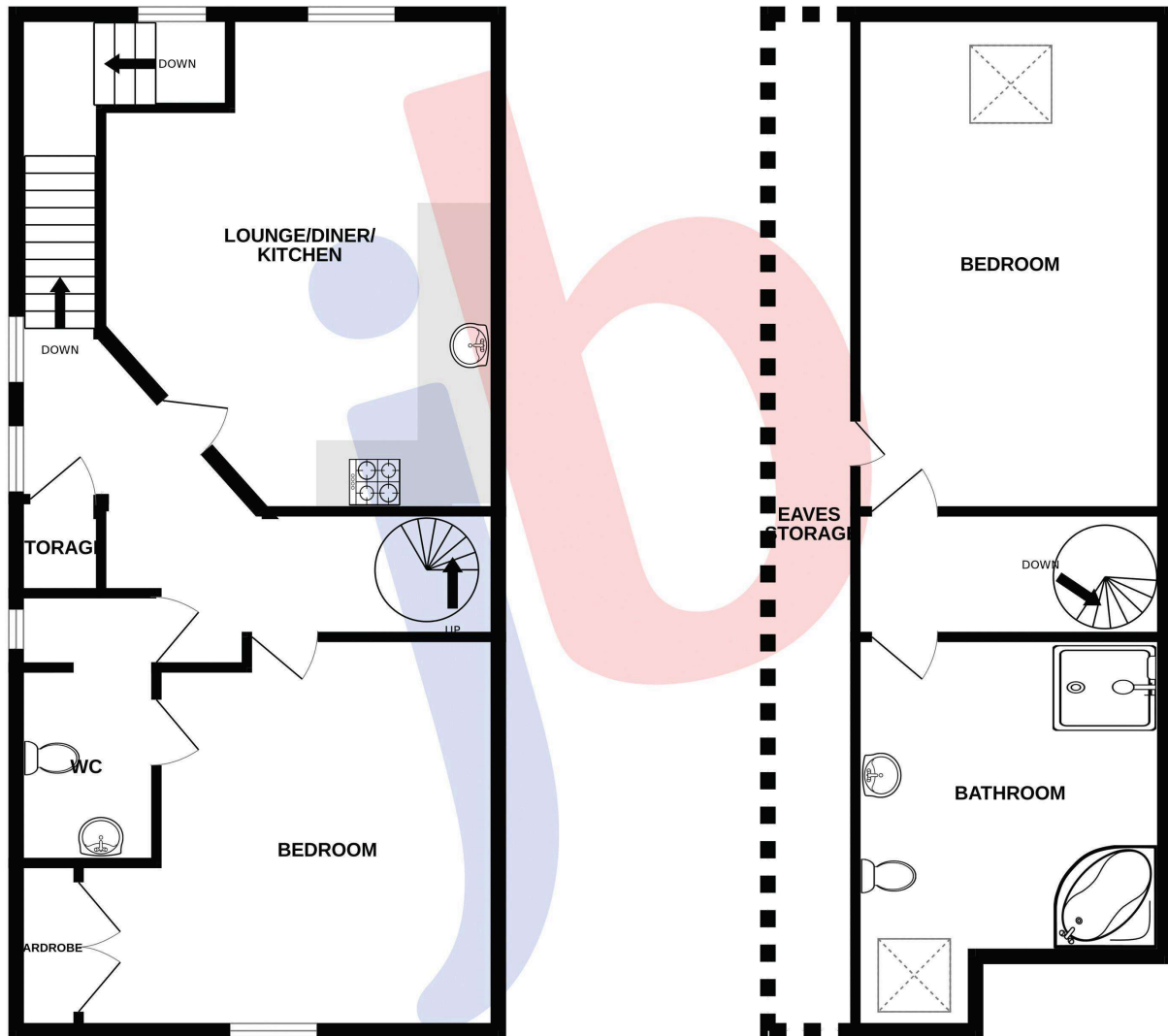
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

### **Services/Referral Fees**

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00006929 30 January 2026

GROUND FLOOR  
689 sq.ft. (64.0 sq.m.) approx.

1ST FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.

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