



Woods Court Walker Close, Newark NG24 4BP

welcome to Woods Court Walker Close, Newark

- Potential Redevelopment Site
- Site measuring 0.76 hectares (1.88 acres)
- Prime Location
- Located half a mile south east of Newark town centre
- Residential area

Tenure: Freehold EPC Rating: Exempt

for sale by tender

Location

The site is located in a prime residential location, close to Newark town centre with road frontage to London Road. Newark is a superb location, with excellent communication links, being on the East Coast main train line to London Kings Cross and sits alongside the A1.

Planning

In 2018 a Change of use from an Elderly Persons Home to an Adult Day Centre (Use Class C2 to D1) was approved so the site now falls within The 'Learning and non-residential institutions' use class (F1).

The principal of residential development is established through its previous and current use and initial indications from Newark Planners is the site is suitable for demolition of the existing building and re-development.

Services

Prospective buyers should satisfy themselves as to the location of utilities.

Wayleaves, Easements

The land is sold subject to, and with the benefit of, all existing obligations and rights, including rights of way, whether public or private, light, support, drainage, water, electricity supplies and other obligations, easements, quasi-easements and all wayleaves, whether referred to or not in these Particulars.

Terms

The Vendors preference is to promote the site for redevelopment in respect of the previous planning classification (C2) to provide a retirement living product but would consider alternative residential options where these are viable.

Method Of Sale

The site is to be sold by Informal Tender with the closing date for offers being 12 noon on Thursday 30th November 2023. Details of how to register an offer are available from the selling agents.

Extra Information

A drop box link has been prepared that provides further information relating to the site.



view this property online williamhbrown.co.uk/Property/NWK103282



Property Ref:

NWK103282 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01636 640473



newark@williamhbrown.co.uk



47-48 Market Place, NEWARK,
Nottinghamshire, NG24 1EG



williamhbrown.co.uk