

SUPERB RESIDENTIAL DEVELOPMENT OPPORTUNITY

The Manor House, 1 Owthorpe Road, Cotgrave, Nottingham NG12 3JE



BUY!

SUBSTANTIAL AND CHARMING FAMILY HOME SET WITHIN A 1.33 ACRE PLOT AND WITH CONSENT FOR DEVELOPMENT OF UP TO FIVE DWELLINGS WITHIN CURTILAGE

- Substantial six bedroom family home
- Sympathetically modernised and extended manor house on substantial plot
- Recently granted planning consent for up to five additional dwellings on site
- Potential for additional plots, subject to planning
- Convenient access to Nottingham City as well as country park and open countryside
- Sought-after Rushcliffe Borough location
- Picturesque setting within the historic part of the town



Interested? Contact Robert Maxey 0115 979 3496 rmaxey@heb.co.uk
OR Jonathan Emmerson 0115 979 3490 jemmerson@heb.co.uk

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LOCATION:

The Manor House is set within its own substantial grounds in the well-regarded town of Cotgrave, located on the fringes of Nottingham, within Rushcliffe Borough.

Rushcliffe Borough is a sought-after location, providing an easy commute to Nottingham either by road or well-established public transport links. Pleasant open countryside, including the nearby Cotgrave Country Park, is within easy reach. The Manor House is situated on Owthorpe Road in the heart of the historic area of the town, surrounded by high end family housing and many period dwellings.

Various amenities are available within the town, all within a short walk. There is a recently redeveloped shopping precinct, a modern leisure centre, the well-regarded Candleby Lane School (OFSTED - Outstanding), a library, health centre and a choice of three supermarkets (Sainsburys, Co-Op and Heron Foods).

DESCRIPTION:

The Manor House offers stylish family living with a contemporary feel in a sympathetically modernised and extended Manor House which retains many charming period features.

The property is set within a substantial plot extending to approximately 1.33 acres and featuring front and rear lawned gardens and a range of outbuildings.

The property benefits from a recently granted planning consent permitting up to an additional five dwellings on site. There is further potential for additional dwellings through conversion of outbuildings and a potential new build plot adjacent to the main gated entrance.

ACCOMMODATION:

The Manor House is a substantial period residence comprising the following approximate dimensions (all areas are quoted max):-

GROUND FLOOR		DIMENSIONS
Ground floor reception hall	With WC / cloakroom off	
Family lounge area	With feature timber beam fire place	5.5 x 9m
Reception room	Cellar access off	5.3 x 6.2m
Dining room	With hard wood floor	6.2 x 4.4m
Spacious kitchen/Diner	With feature centre island / breakfast bar, walnut units, large range cooker and granite work surfaces	5.2. x 6.2m

Breakfast area	With double French doors to garden	3.3 x 3.3m
Utility room		5.2 x 2.7m
FIRST FLOOR		
Spacious landing / reading area	With airing cupboard off	
Master bedroom		9.7 x 3.3m
En-suite bathroom	With free standing bath and walk-in shower	3.2 x 2.9m
Bedroom 1		5.5 x 3.4m
Bedroom 2		3.5 x 4.6m
Bedroom 4		4.7 x 2.8m
Family bathroom	Contemporary style units with free standing bath and large walk-in shower	3.6 x 2.6m
SECOND FLOOR		
Bedroom 5	With feature exposed beams and fitted wardrobes	4.8 x 4.6m
En-suite shower		2.6 x 1.7m
Bedroom 6	With feature exposed beams and fitted wardrobes	5.5 x 4.6m
En-suite shower		1.9 x 2.6m

In addition, there is a substantial cellar / storage area. Externally, outbuildings / former stable block provides additional storage or garaging and offers potential for future development (subject to any required planning consents).

There are substantial lawned areas to the front and rear of the dwelling, as well as a charming walled garden adjacent to the former stable block. **Drone footage** of the site and surrounding area can be viewed here: https://youtu.be/5d_d3bjiYn8

PLANNING:

The property has the benefit of a recent planning consent (Ref - 23/02298/OUT) permitting a construction of up to five executive style dwellings within the rear garden area.

We believe that the site as a whole may be suitable for other types of development including a redevelopment of the whole site to include the Manor House and the entirety of the 1.33 acre site, either for an alternative residential scheme or other appropriate uses, for example care home provision.

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Alternatively, whilst still retaining the Manor House, then it may be possible to incorporate an additional one or two plots on the area to the right of the main gated entrance and potentially a further conversion/new build to encompass the current outbuildings.

At a typical residential development density it may be possible to incorporate approximately 16 dwellings on the site as a whole.

All of the above matters would be subject to a purchaser obtaining the relevant planning consent.

We are advised that the Manor House is not Listed, and does not fall within a conservation area.

The above comments are for illustrative purposes and made without warranty.

Interested parties are advised to make their own planning enquiries before bidding.

For the avoidance of doubt, the property is offered for sale on an unconditional basis with the benefit of the existing planning consent - proposals which are "subject to planning" will not be entertained.

TENURE:

Freehold with vacant possession upon completion of sale.

PRICE:

Offers are invited on an unconditional basis in the region of:-

£1,950,000

The property is offered as a single lot, and proposals for either the house or plots in isolation will not be considered.

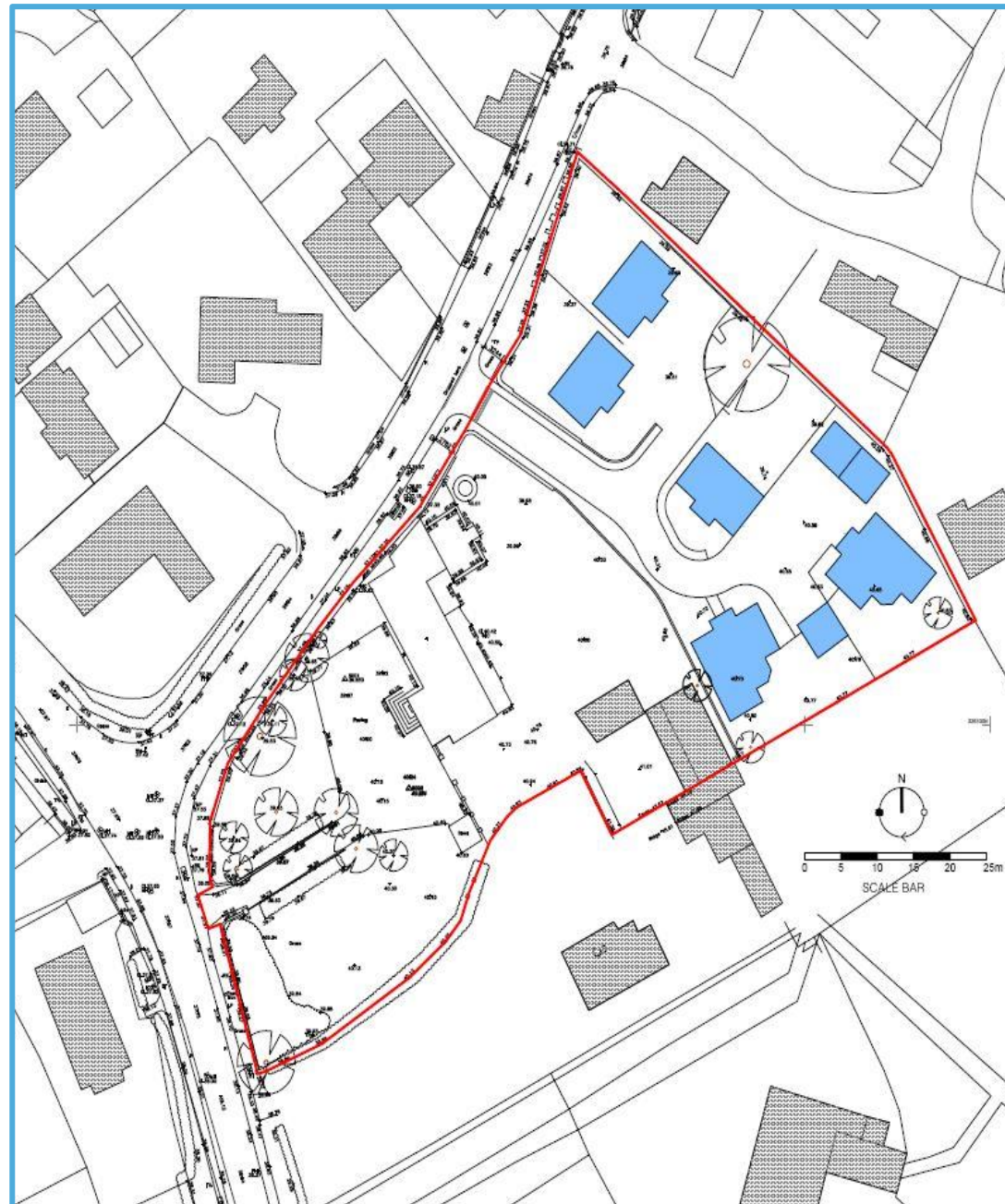
Viewings are strictly by appointment.

VAT:

Vat is not applicable to the purchase price.

EPC:

C - 69



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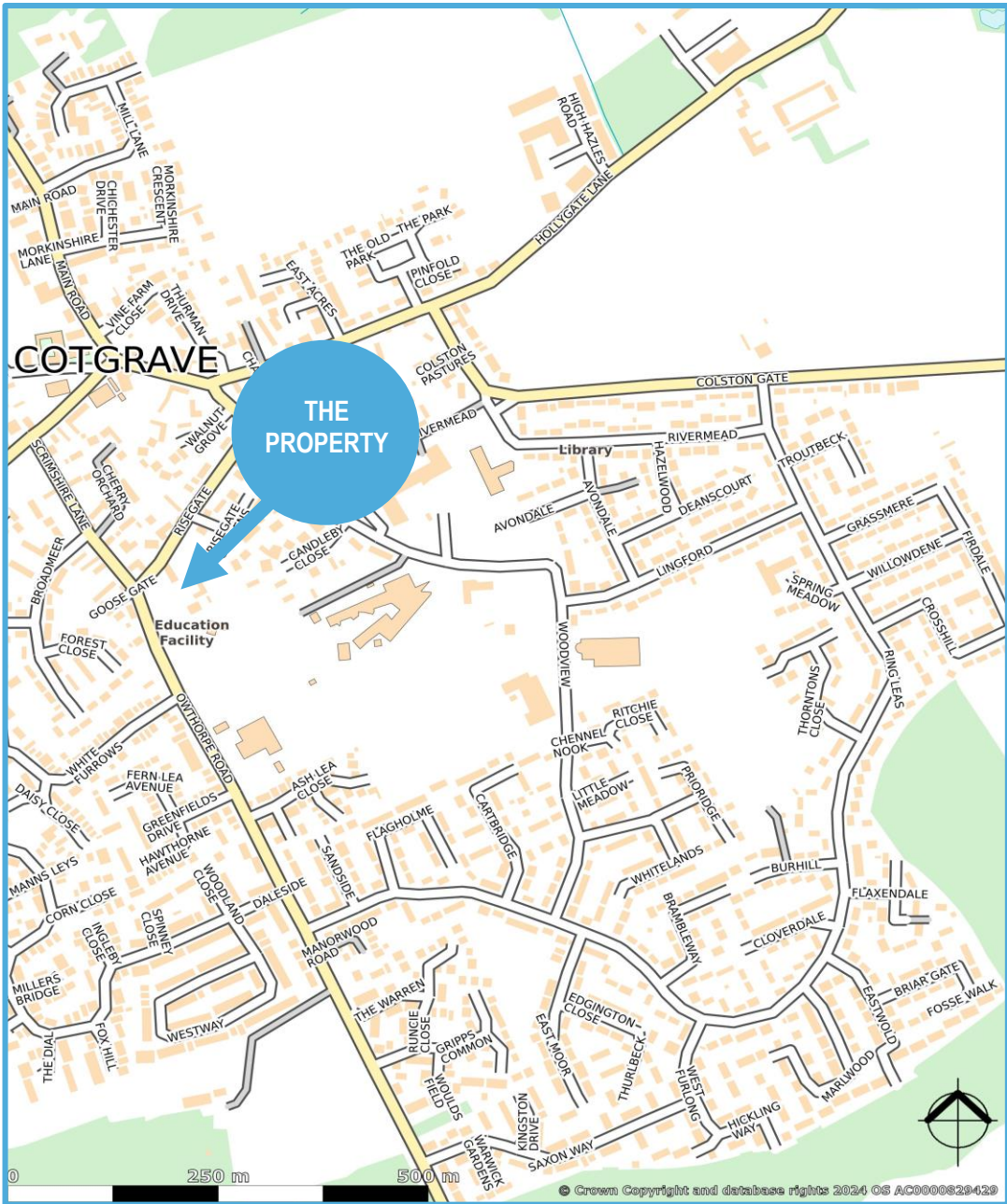
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a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.