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Sales & Lettings

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BUILDING PLOT
HOLLY COURT
ROLLESTON
NOTTINGHAMSHIRE
NG23 5SN



£410,000

VIEWING

By appointment through the selling agent on (0115) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ.

TENURE

Freehold

- Investment/Development Opportunity
- Large Plot Approx. Half an Acre
- Popular Village Location
- Planning Permission Granted
- Reference Number 24/01086/FUL granted on 8th October 2024
- Plan for large, two-storey, detached, four-bedroom property with integral garage

THE PADDOCKS, 17 HOLLY COURT, ROLLESTON, NOTTINGHAMSHIRE

This building plot is located in a quiet village setting in the sought after area of Newark in Nottinghamshire. Planning permission has been granted to the land for the construction of a large, two storey, detached dwelling with four bedrooms and an integral garage with a building plot size of approx. half an acre. Planning Reference Number 24/01086/FUL - granted on the 8th October 2024.

BUILDING PLOT BOUNDARY

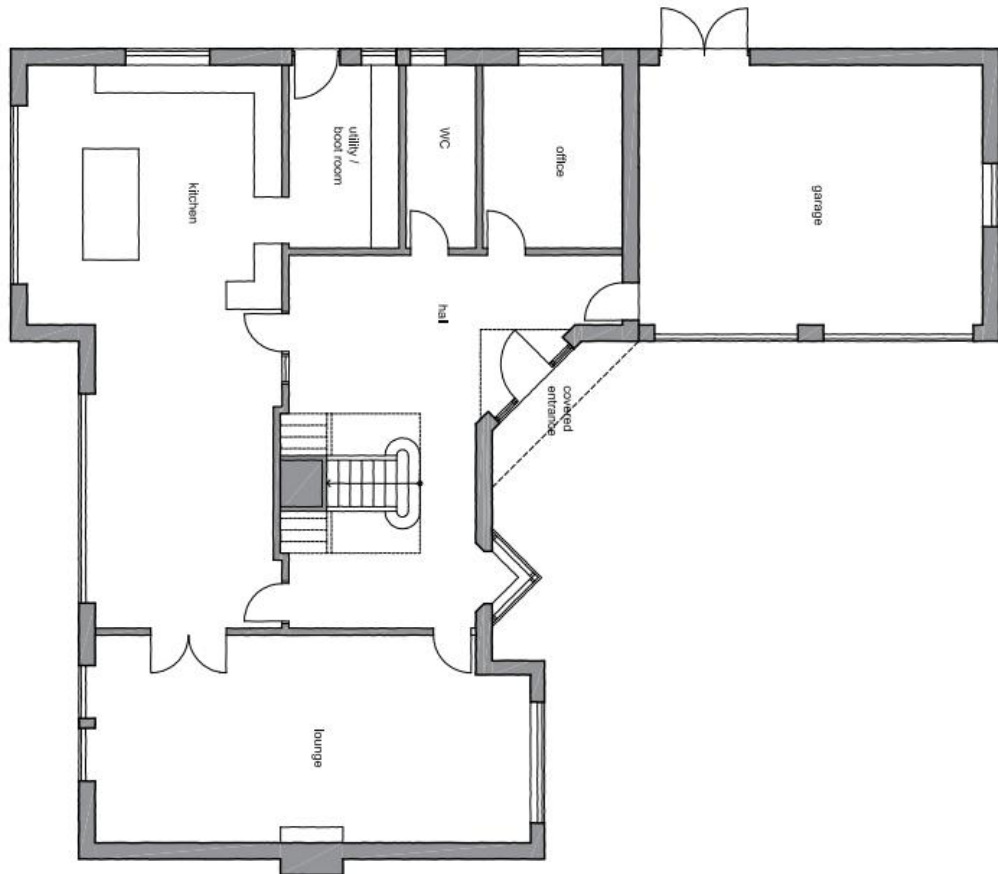


These photographs and the outline of the plot are for illustration purposes only and therefore the indication of the boundaries shown by the red lines are approximate and their accuracy should not be relied upon.

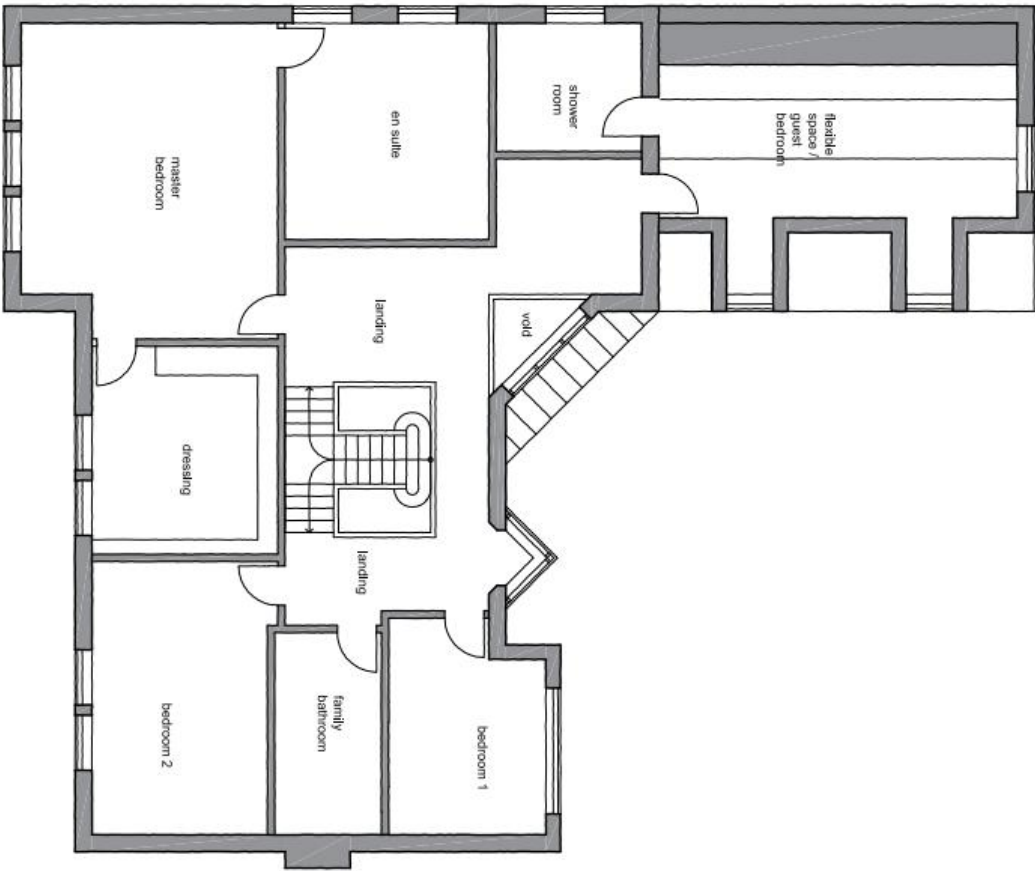
THE PADDOCKS, 17 HOLLY COURT, ROLLESTON, NOTTINGHAMSHIRE

PLANNING APPLICATION FLOORPLANS

GROUND FLOOR

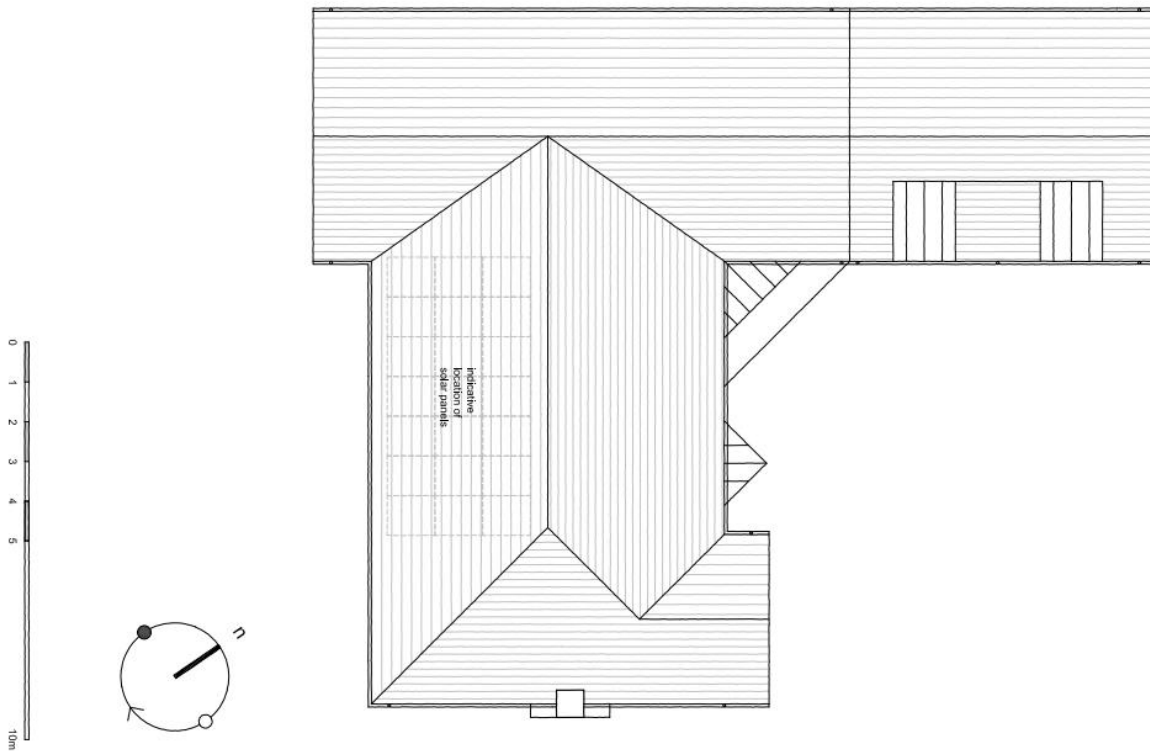


FIRST FLOOR



THE PADDOCKS, 17 HOLLY COURT, ROLLESTON, NOTTINGHAMSHIRE

ROOF



ADDITIONAL INFORMATION

Local Council – Newark and Sherwood District Council

Primary School – Holy Trinity CofE Primary School/Lowe's Wong Infant School/Lowe's Wong Anglican Methodist Junior School

Secondary School – Minster School

THE PADDOCKS, 17 HOLLY COURT, ROLLESTON, NOTTINGHAMSHIRE

AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in-depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.