

The #1 Agent in the area bringing London & out of area buyers to your door



## Development Opportunity, 25 – 27A Main Street, Swinstead, NG33 4PA

A redevelopment opportunity of a site comprising of three neighbouring properties currently all under the same ownership, with a range of outbuildings, positioned on a plot of approximately 1 acre with large grounds and hardstanding for parking to the rear. The properties consist of the following:

**Greenfields 25 Main Street:** a four-bedroom Grade II Listed detached cottage with a double garage and a range of outbuildings.

**Beau Cottage 27 Main Street:** a two-bedroom Grade II Listed cottage which was separated from the next-door property but could be reverted back to make one residence.

**Whitegates 27A Main Street:** a four-bedroom Grade II Listed property which has been extended to the rear and now used for commercial offices.

**Offers Over £750,000**

# Greenfields

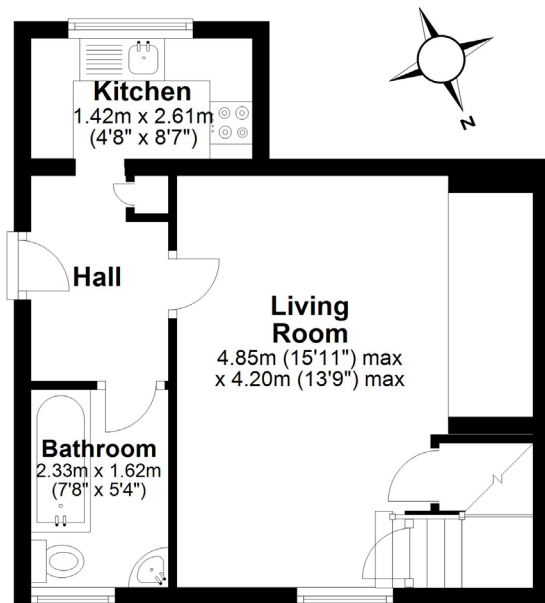


# Beau Cottage



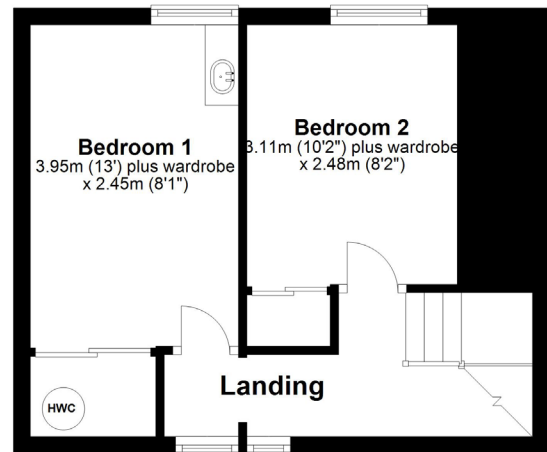
## Ground Floor

Approx. 32.4 sq. metres (349.1 sq. feet)



## First Floor

Approx. 28.9 sq. metres (310.9 sq. feet)



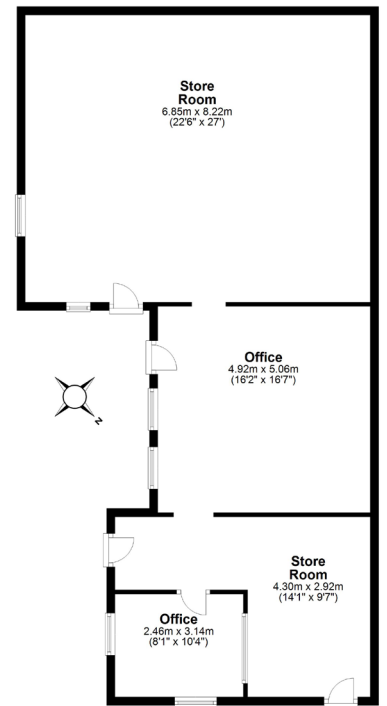
Total area: approx. 61.3 sq. metres (660.0 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors  
Plan produced using PlanUp.

# Whitegates

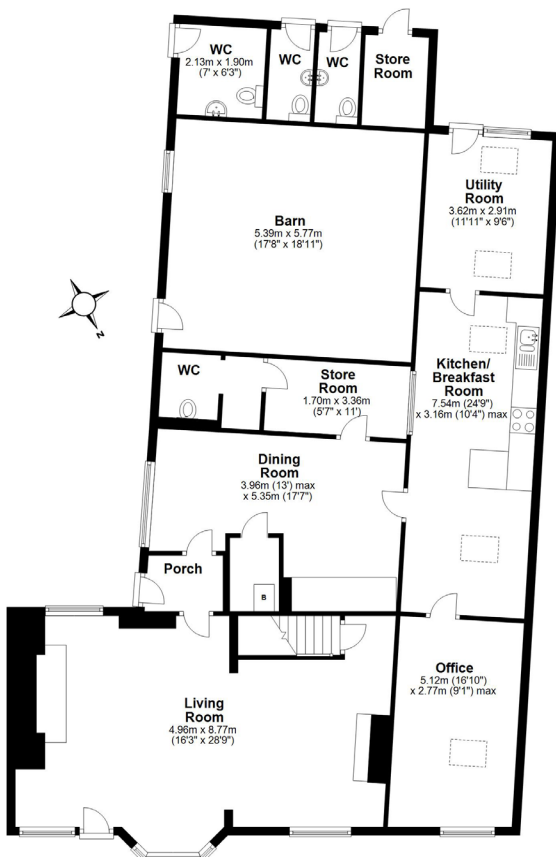


**Ground Floor**  
Approx. 108.2 sq. metres (1164.3 sq. feet)



Total area: approx. 108.2 sq. metres (1164.3 sq. feet)  
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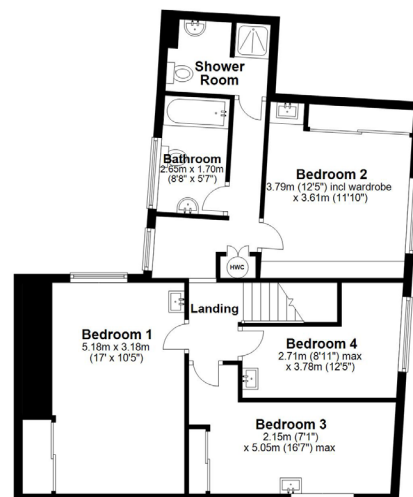
**Ground Floor**  
Approx. 174.0 sq. metres (1873.1 sq. feet)



Total area: approx. 247.6 sq. metres (2664.6 sq. feet)

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**First Floor**  
Approx. 73.5 sq. metres (791.5 sq. feet)



## Full Site Pictures



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