



**The Old Piano School Mount Lane, Newark,
Nottinghamshire, NG24 1JT**

Offers In Excess Of £350,000

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 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Residential Development Opportunity
- Town Centre & Conservation Area Location
- Range of Edwardian Single & Two Storey Buildings
- Full Planning For 3 Flats & 5 Townhouses
- Gross Internal Area 640 sq. m Approximately

A residential development opportunity with Full Planning Permission for conversion of the existing building into five two-storey townhouses and three self-contained apartments. The proposed gross internal area of the development is 640 sq. m (6,880 sq. ft) approximately. The property is located within the Newark Town Centre and conservation area, close to St Mary Magdalene Church a Grade I Listed building and associated church grounds.

The location is very close to Newark Market Place, shops and supermarkets. Newark is a thriving town and has a good range of facilities, including national and local retailers, supermarkets, banks, market place restaurants, bars and cafes. The property is within a few minutes walking distance of these amenities.

Newark has a population of approximately 35,000, and the population of Newark & Sherwood is approximately 115,000.

PLANNING PERMISSION

Full Planning Permission is granted under Newark & Sherwood District Council reference 24/00914/FUL for conversion of vacant Piano School buildings to 3 single-storey flats, and 5 two-storey houses. Proposed areas of demolition including existing external staircases. The Conditional Planning Consent was granted 16th July 2024.

The documents and plan are available for inspection on the Newark & Sherwood District Council Planning Portal <https://www.newark-sherwooddc.gov.uk/viewcommentplanningapplication/>.

The following reports are available:

Preliminary Ecological Appraisal and Rooster Assessment.
Bat Emergence Survey.
Heritage Statement.
Historical Record Document.

CIL CHARGE

The development is assessed for the CIL charge in the sum of £ TBC .

SERVICES

We understand that mains water, electricity, gas and drainage are previously connected to the property.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

VIEWING

Strictly by appointment with the selling agents.

NOTE

There has been recent fire damage to the building (Block C) on the existing floor plans.

PRICE

Offers are invited in excess of £350,000.

PROPOSED ACCOMMODATION

House 1 - 2 bed, 3 bath, 2 storey house - GF Area 54 sq. m - FF Area 54 sq. m - Gross Internal Area 108 sq. m - 1162.08 sq. ft
House 2 - 2 bed, 2 bath, 2 storey house - GF Area 48 sq. m - FF Area 48 sq. m - Gross Internal Area 96 sq. m - 1032.96 sq. ft
House 3 - 1 bed, 2 bath, 2 storey house - GF Area 35.7 sq. m - FF Area 35.7 sq. m - Gross Internal Area 71.4 sq. m - 768.264 sq. ft
House 4 - 2 bed, 2 bath, 2 storey house - GF Area 37.3 sq. m - FF Area 37.3 sq. m - Gross Internal Area 74.6 sq. m - 802.696 sq. ft

House 5 - 2 bed, 2 bath, 2 storey house - GF Area 40.1 sq. m - FF Area 54 sq. m - Gross Internal Area 94.1 sq. m - 1012.516 sq. ft

Apartment 1 - 1 bed, 1 bath, apartment - GF Area 70 sq. m - Additional Mezzanine 10 sq. m - Gross Internal Area 80 sq. m - 860.8 sq. ft

Apartment 2 - 2 bed, 1 bath, apartment - GF Area 64 sq. m - Additional Mezzanine 8 sq. m - Gross Internal Area 72 sq. m - 774.72 sq. ft

Apartment 3 - 1 bed, 1 bath, apartment - GF Area 44 sq. m - Gross Internal Area 44 sq. m - 473.44 sq. ft

The development would be served by a central courtyard providing private amenity space and bin/cycle storage areas. No off-street parking provision is available.

BLOCK A

45' x 15'6 overall measurements (13.72m x 4.72m overall measurements)

Area M3 - this part of the building subject to fire damage.

GROUND FLOOR

55' x 17'6 (16.76m x 5.33m)

Partitioned.

CLASSROOM

25' x 21' (7.62m x 6.40m)

With northern lights.

CLASSROOM

25' x 24' (7.62m x 7.32m)

With northern lights.

CLASSROOM

26' x 19'6 (7.92m x 5.94m)

CLASSROOM

24' x 21' (7.32m x 6.40m)

FIRST FLOOR

55' x 17'6 (16.76m x 5.33m)

BLOCK B (FORMER CLASSROOMS)

FORMER CLASSROOM

26'6 x 19'6 (8.08m x 5.94m)

FORMER CLASSROOM

21' x 23' (6.40m x 7.01m)

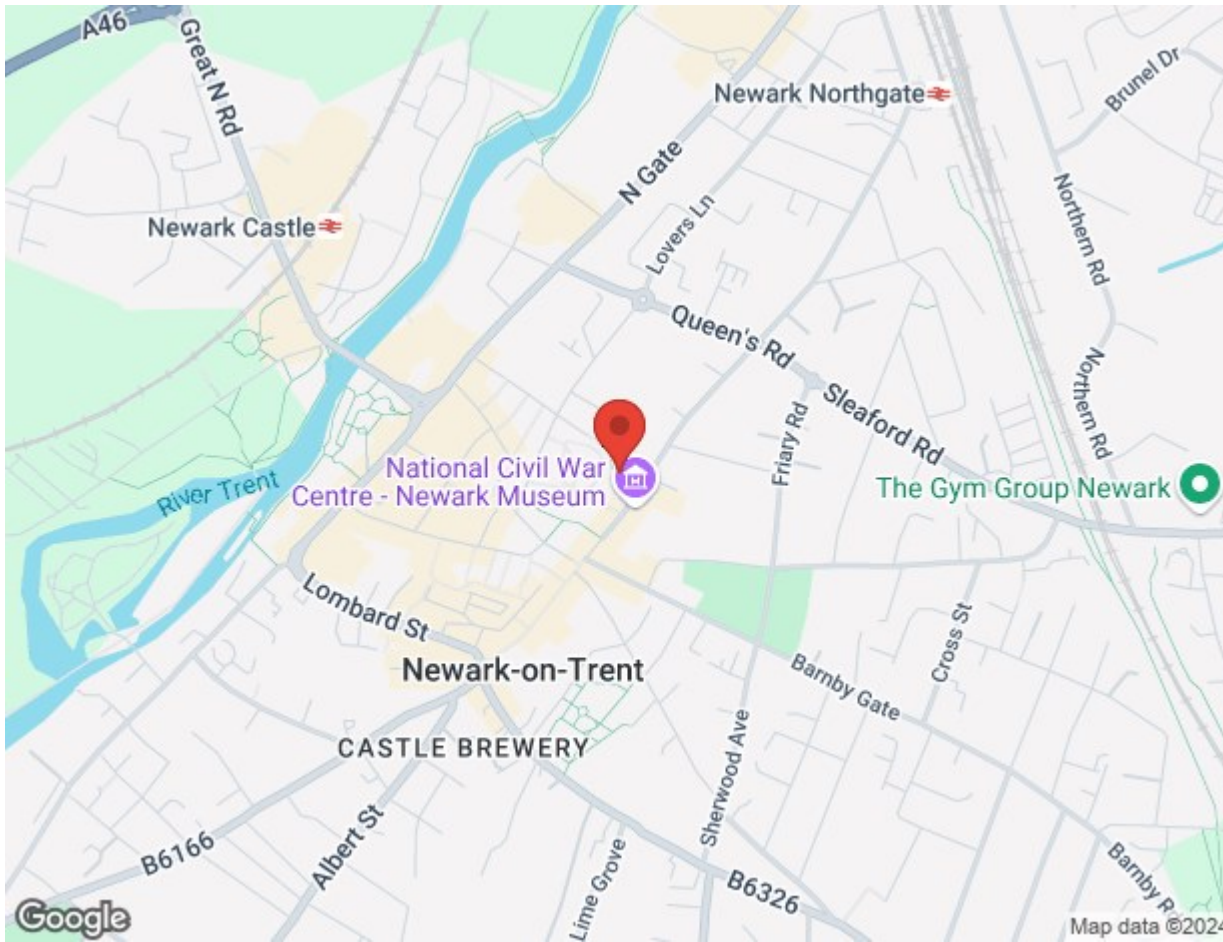
External steps lead to;

FORMER KITCHEN

20' x 16' approx (6.10m x 4.88m approx)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Thinking of selling? For a FREE no obligation quotation call 01636 611811



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