



**Development Site, (Formerly Challand's
Garage) 38-40 High Street, Collingham,
Newark, NG23 7LA**

Offers In Excess Of £285,000

Tel: 01636 611 811

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- An Exciting Development Opportunity
- Prominent High Street Location
- A1 Access Points 4 miles
- Trains from Newark North Gate to London King's Cross
- Full Planning Permission Granted
- Excellent Local Amenities
- Rail Services to Lincoln, Newark & Nottingham

An exciting development opportunity with full planning permission for conversion of the existing brick building to two apartments, demolition of the timber building and erection of two dwellings and detached garage building. The site is a broadly rectangular plot of approximately 600 sq.m with frontage to the High Street. The site is located within the Collingham Conservation Area with generally high value houses, cottages and individual properties within the immediate vicinity. The creation of four imaginatively designed properties will undoubtedly result in a substantial gross development value and a wide reaching market for investment, down-sizing, first time buyers and high income couples.

The flats, in a two storey detached two bedroomed house, provide a gross internal area of 77.6 sq.m (835 sq.ft). The two storey detached two bedroomed house provides a gross internal area of 69.2 sq.m (744 sq.ft) and the two duplex apartments each provide 59.15 sq.m (636 sq.ft).

The village of Collingham is situated just 6 miles north of Newark. Local amenities include a Co-operative store, medical centre, pharmacy and dentist, primary school, community operated public house, local shops, hairdressers and a convenience store. Collingham has a wealth of local societies and local facilities. A picturesque village cricket green and sports ground is a local landmark. There are extensive walks on leafy lanes leading from the village into the open countryside. The village has the advantage of the railway station with regular train services to Lincoln, Newark and Nottingham. There are railway services from Newark Northgate railway station to London King's Cross and journey times of just over 75 minutes.

TOWN & COUNTRY PLANNING

Full planning permission is granted under Newark and Sherwood District Council reference 24/02069/FUL for change of use of site from a vehicular repair garage to residential, conversion of garage building to two apartments, demolition of timer building, erection of two dwellings and detached garage building. The conditional permission is dated 24th June 2025.

Copies of the documents and plans are available to download on the Newark and Sherwood District Council planning portal (<https://www.newark-sherwooddc.gov.uk/viewcommentplanningapplication>).

Documents include:

- * Proposed plans and elevations

- * Ecological Appraisal
- * Structural Inspection and Report
- * Phase I Environmental Contamination Assessment Report

SCHEDULE

A schedule is attached for information regarding the plot development.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

TENURE

The property is freehold.

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

Vacant possession will be given on completion.

CIL (COMMUNITY INFRASTRUCTURE LEVY)

The CIL charge is to be assessed.

NOTE: The CIL form submitted involves just under 30 sq.m less gross internal floor space than the existing floor space which should be lawfully discounted as the buildings were used for six months out of the three years before the date of the application. We therefore anticipate a zero CIL liability but, of course. this will be confirmed as soon as possible.

PLOT	DESCRIPTION	GIA M2 (FT ²)
1	Two storey detached house, two bedroom	77.6 (835 ft ²)
2	Two storey detached house, 2 bedroom	69.2 (744 ft ²)
3	Duplex flat, one bedroom	59.15 (636 ft ²)
4	Duplex flat, one bedroom	59.4 (639 ft ²)

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 All work to be carried out in accordance with the current Building Regulations, British Standards and Code of Practice and in the satisfaction of the Building Inspector.

Scale 1:100
 Date 21.08.23

No.	Revision/Issue	Date
A.	Revised information	21.08.23

TF Architectural Services Ltd

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 E: info@tfarchitecturalservices.co.uk

PROJECT:
 Residential Development

DRAWING TITLE:
 Proposed Site Block Plan

PROJECT ADDRESS:
 38 - 40 High Street
 Collingham
 Nottingham
 NG23 7LA

CLIENT: Mrs Chollard	DATE: Aug 2024
SCALE: 1:100	FORMAT: A1

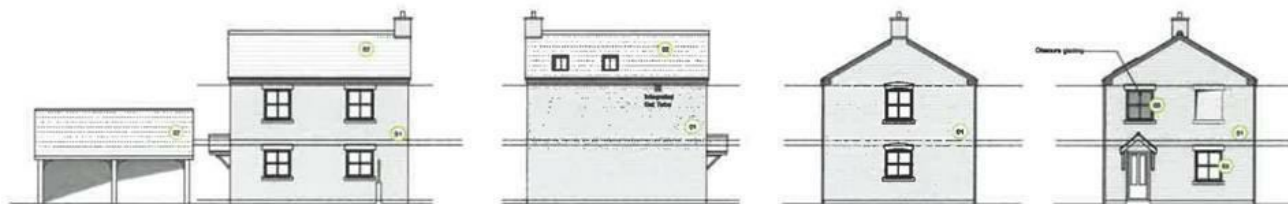
Proposed Site Block Plan: N

Existing site layout shown from Ordnance Survey provided for reference.
 TF ARCHITECTURAL SERVICES Ltd are not responsible for any errors or omissions arising from this plan.

Scale 1:100 at A1



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Proposed North Elevation:

Proposed South Elevation:

Proposed West Elevation:

Proposed East Elevation:

0m 1m 2m 1:100 at A1



Proposed North Elevation:

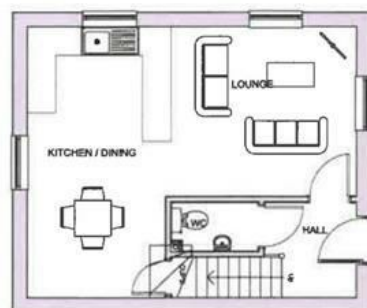
Proposed East Elevation:

Proposed South Elevation:

Proposed West Elevation:

0m 1m 2m 1:100 at A1

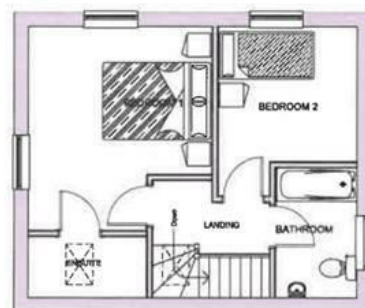
Proposed Materials Key:
 (1) Facing brickwork
 (2) Facing roof covering
 (3) UPVC sliding patio windows
 (4) -
 (5) -
 (6) Horizontal timber cladding boards
 (7) -



Proposed Ground Floor Plan:

0m 1m 2m 1:100 at A1

GIFA 77.6m²:



Proposed First Floor Plan:



Proposed Site Block Plan:

Building site shown within the Outline Scheme provided by owner.
 TF ARCHITECTURAL SERVICES Ltd can accept no responsibility for
 any errors or omissions arising from this.

0m 1m 2m 1:100 at A1

B	Change each sheet and initial author name	11.01.22
A	Revised orientation	11.01.22
No.	Revision/Issue	Date

TF Architectural Services Ltd

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PROJECT:
 Residential Developemnt

DRAWING TITLE:
 Proposed Plot 1 Plans & Elevations

PROJECT ADDRESS:
 38 - 40 High Street
 Collingham
 Nottingham
 NG23 7LA

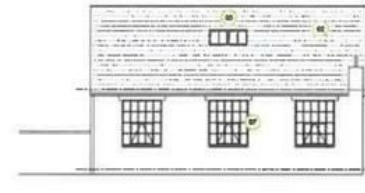
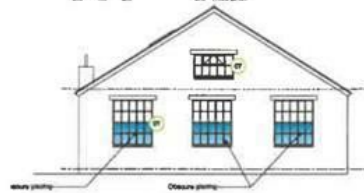
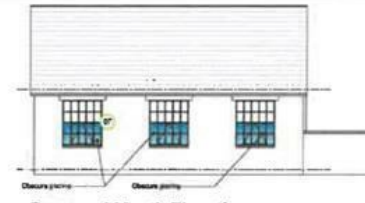
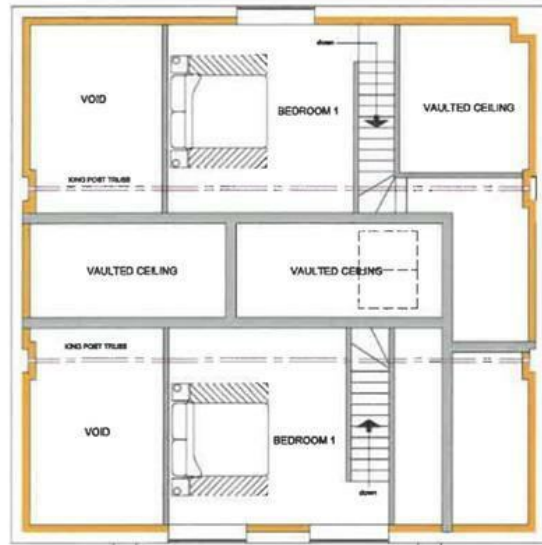
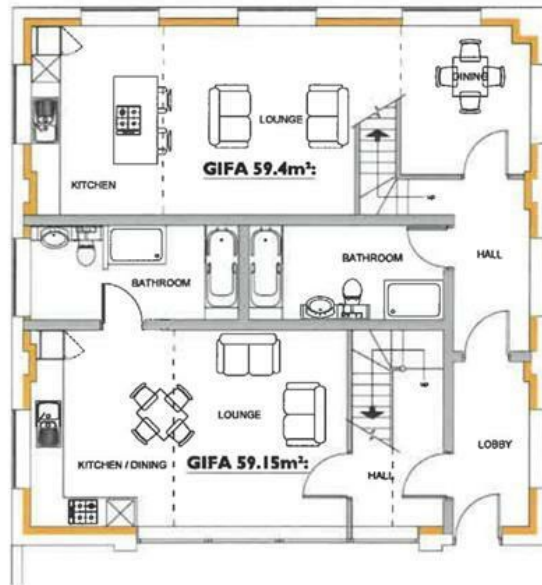
CLIENT:
 Mrs Challand

DATE:
 702_2024_05 Rev B

DATE:
 Aug 2024

SCALE:
 1:100 & 1:50

FORMAT:
 A1



Proposed Materials Key:

- 01 - Portland cement concrete
- 02 - Red brick
- 03 - Yellow brick
- 04 - Red brick
- 05 - Red brick
- 06 - Red brick
- 07 - Red brick



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Architect
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A	Revised information	31/01/25	
No.	Revision/Issue	Date	
TF Architectural Services Ltd M: 07520000004 E: info@tfarchitecturalservices.co.uk			
PROJECT: Residential Development			
DRAWING TITLE: Proposed Apartment Plans & Elevations			
PROJECT ADDRESS: 38 - 40 High Street Collingham Nottingham NG23 7LA			
CLIENT: Mrs Challand			
REF: 2024_07 Rev A		DATE: Aug 2024	
SCALE: 1:100 & 1:50		FORMAT: A1	

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No. 2a

No. 42

Proposed Plot I

No. 34

Proposed West - Street View Elevation:



Proposed Plot 2

Proposed Plot I

Proposed North Elevation:



#	Client meeting and initial outline scope	31.01.22
A	Revised information	31.01.22
No.	Revision/Issue	Date

TF Architectural Services Ltd

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PROJECT:
Residential Developmnt

DRAWING TITLE:
Proposed Street Elevations

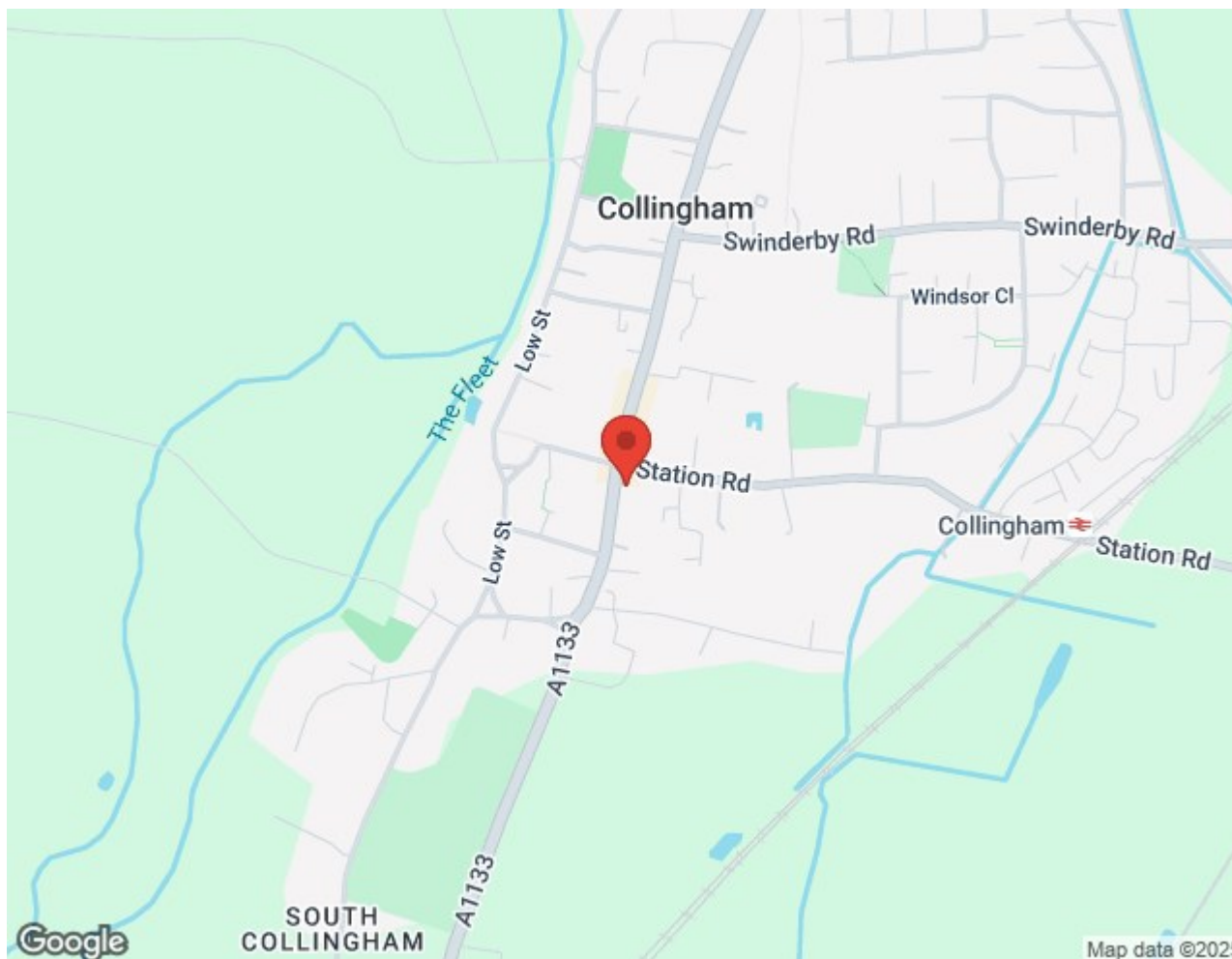
PROJECT ADDRESS:
38 - 40 High Street
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Nottingham
NG23 7LA

CLIENT:
Mrs Challand

DATE: Aug 2024

SCALE: 1:50

FORN: A1



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RICS



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