



**Residential Development Land, & Existing
House, 55 Beacon Hill Road, Newark, NG24
2JH**

Offers In Region Of £725,000

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

A residential development site with planning in principal for 2-4 dwellings together with an existing 1930s built house for renovation standing in a large garden and adjoining the derelict farm buildings, a grass paddock. In all the property extends to 3.53 acre or thereabouts.

The property stands with road frontage to Beacon Hill Road. There is an existing driveway and the house stands with a long rear garden. The existing farm buildings, for demolition, are single storey in scale, mainly of breeze block and timber construction, with corrugated roofs which may have an asbestos content.

Newark on Trent provides an excellent range of amenities. The Town Centre and historic Market Place host numerous boutiques, cafes, restaurants and local shops. There is a Waitrose store and a Retail Park.

Communications are excellent as the town lies on the intersection of the A1 trunk road and the A46. Main East Coast railway trains are capable of journey times from Newark Northgate to London King's Cross in just over 75 minutes. There are rail services from Castle station to Nottingham and Lincoln.

The existing house is constructed with brick elevations under a slate roof. Window frames are wood framed with sealed unit double glazing. There is an external oil fired central heating boiler and a PVC oil tank. The following accommodation is provided.

GROUND FLOOR

ENTRANCE PORCH

Leaded light stained glass inner door to the hall.

ENTRANCE HALL

With radiator.

LOUNGE

13'6 plus bay window (2'9 deep) (4.11m plus bay window (0.84m deep))



Tiled fireplace surround, built-in cupboard and double panelled radiator.

DINING ROOM

11'9 x 11' (3.58m x 3.35m)



Fireplace and fitted wood stove. Built-in tool cupboard. Double panelled radiator.

KITCHEN

15'8 x 7'11 (4.78m x 2.41m)



Wall cupboards, base units and working surfaces incorporating a stainless steel sink unit. Integrated electric hob and electric oven. Radiator.

PANTRY

With shelving.

REAR ENTRANCE PORCH

SEPARATE WC

With high level WC.

FIRST FLOOR

Staircase with window in the stairwell and first floor landing.

BEDROOM ONE

11'6 x 11'5 plus bay window (2'9 deep) (3.51m x 3.48m plus bay window (0.84m deep))



Radiator.

BEDROOM TWO

11'9 x 11' (3.58m x 3.35m)



Radiator and built-in cupboard.

BEDROOM THREE

8' x 7'4 (2.44m x 2.24m)



Radiator.

BATHROOM

7'11 x 7'9 (2.41m x 2.36m)



Avocado coloured suite comprising bath, basin and low suite WC. Airing cupboard containing the hot water cylinder.

OUTSIDE

The property stands with road frontage to Beacon Hill. There is a front garden area and tarmac driveway. To the rear of the house is a sizeable tarmac parking and

turning area, adjacent to the sectional concrete garage. The driveway and long rear garden leads to a range of former farm buildings, where single phase electricity and water are connected.

TOWN & COUNTRY PLANNING

Planning permission is granted by an appeal decision reference ADP/B3030/W/25/3366276 dated 13th August 2025. The Newark and Sherwood application number reference is 25/00512/PIP.

The appeal is allowed, Planning Permission In Principle granted for residential development of 2-4 dwellings following demolition of agricultural buildings at the small holding to the rear of 55 Beacon Hill Road, Newark, Nottinghamshire, NG24 2JH in accordance with the terms of the application, reference 25/00512/PIP.

The proposed new dwellings would share the use of the existing access off Beacon Hill Road through a shared private drive.

Following the appeal decision the site must receive a Grant of Technical Details Consent before development can proceed.

Documents and plans are available to view on the Newark and District Council Planning planning portal (<https://www.newark-sherwooddc.gov.uk/viewcommentplanningapplication/>).

TOTAL AREA

3.53 acre or thereabouts.

SERVICES

Mains water, electricity, and drainage are connected to the existing house.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

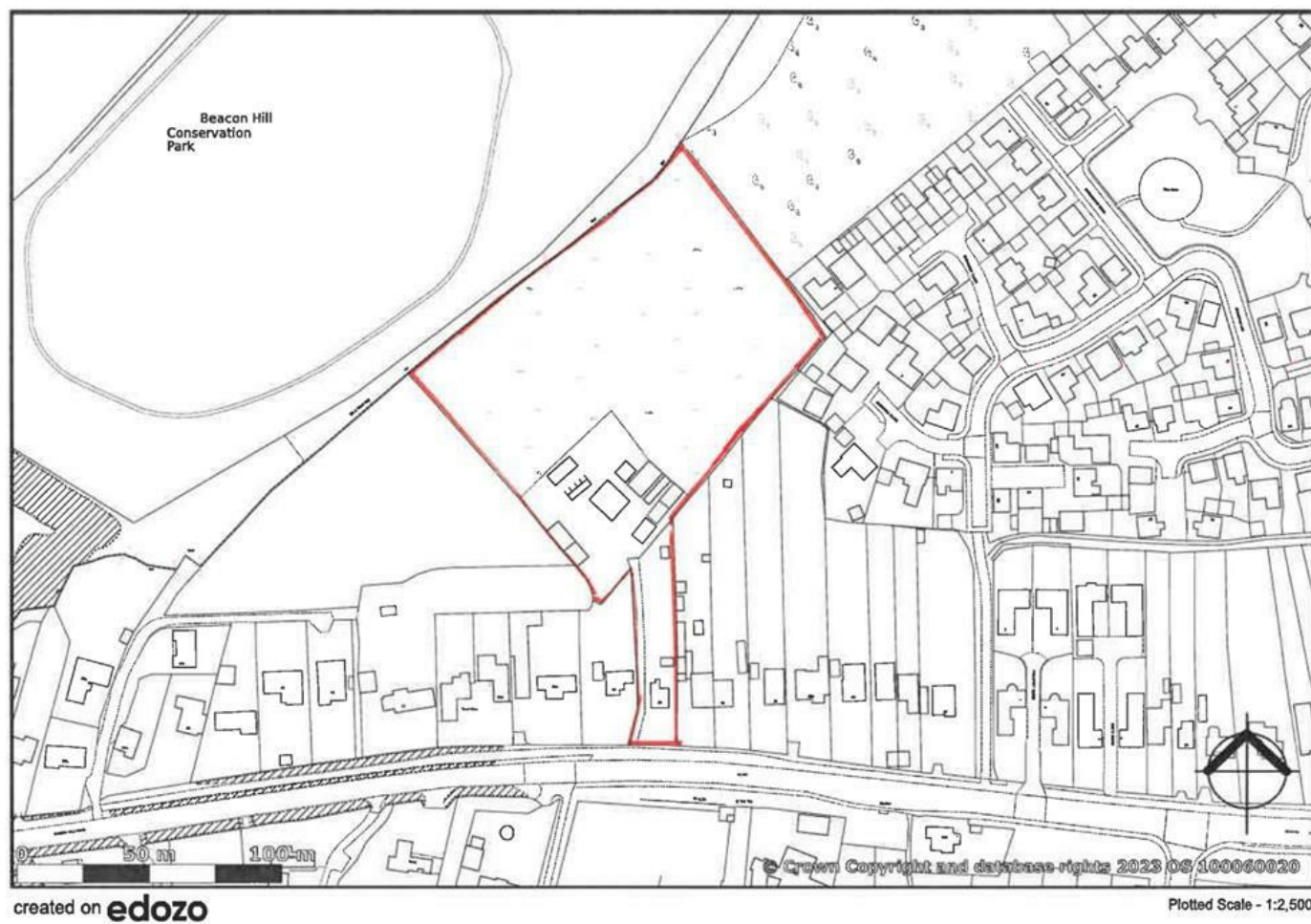
VIEWING

Strictly by appointment with the selling agents.

COUNCIL TAX

The existing house comes under Newark & Sherwood District Council Tax Band D.

55 Beacon Hill Road, Newark, NG24 2JH



This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract



Total area: approx. 94.1 sq. metres (1013.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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