Development Opportunity, 114 North Gate, Newark, NG24 1HJ

Price Guide £117,500

Tel: 01636 611 811

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Existing 3-Bed Victorian Terraced House Needing Comprehensive Renovation
- Proposed New Dwelling with Independent Frontage to Newnham Road
- Full Planning Permission for the Erection of a 2-Bed Townhouse & Office
- Potential to Create Two Residential Properties for Resale or Long-Term Rental Investment
- Opportunity For a Renovation Project with an Immediately Deliverable Development Scheme
- Guide Price £120,000
- Opportunity to Acquire a Building Plot with Full Planning Permission
- Ideal for Developers, Investors and Builders
- HMO possibility (not affected by Article 4
-)Walking Distance to Newark Town Centre, Railway Stations and Local Amenities

114 North Gate presents an exceptional opportunity to acquire a three-bedroom Victorian terraced and a building plot with full planning permission for a town house, offering outstanding potential for renovation, development and investment. The sale incorporates the existing property, which now requires comprehensive modernisation throughout, together with an adjoining building plot benefiting from full planning permission (Application No. 26/00352/FUL) for the demolition of the existing timber garage and greenhouse and the erection of an attractive two-bedroom townhouse. The proposed new dwelling will enjoy its own frontage to Newnham Road, creating a valuable addition within this well-established residential location.

Situated within comfortable walking distance of Newark town centre and its extensive range of amenities, this is an increasingly rare opportunity for developers, investors or owner-occupiers alike. Once complete, the scheme offers the potential to create two separate residential properties, making it equally attractive as a development project for resale or as a long-term investment with excellent rental potential.

North Gate is conveniently situated within walking distance of Newark town centre and an excellent range of local amenities. Nearby is a retail park including an M&S Foodhall, B&Q, Majestic Wine and Mountain Warehouse, whilst the town also benefits from Waitrose, Morrisons, Asda, and Aldi supermarkets.

Newark's attractive Georgian Market Place offers an excellent selection of independent shops, cafes, bars and restaurants, together with regular markets throughout the week. The town provides a choice of well-regarded primary and secondary schools, leisure facilities and the popular Sconce and Devon Park, offering riverside walks, open parkland, children's play areas, Rumbles Cafe and a variety of recreational facilities.

For commuters, Newark Northgate railway station provides regular high-speed services to London King's Cross in approximately 75 minutes, whilst Newark Castle railway station offers services to Nottingham and Lincoln. The A1 and A46 dual carriageways are both within easy reach, making Newark an excellent base for commuting throughout the region.

The property comprises a terraced house likely to date from the late Victorian period constructed with brick elevations with rendering to the front elevation under a concrete interlocking tiled roof. There are replacement uPVC double glazed windows. The property has a timber framed garage positioned at the rear of the plot with vehicular access available via a concrete forecourt access from Newnham Road. The living accommodation is arranged over two levels and described in further detail as follows:

GROUND FLOOR

ENTRANCE HALL
12'3 x 3'1 (3.73m x 0.94m)
Wooden front entrance door with glazed light.

INNER HALL
6'3 x 2'9 (1.91m x 0.84m)
Staircase to first floor.

FRONT SITTING ROOM
11'7 x 11'11 (3.53m x 3.63m)
UPVC double glazed window to front elevation.

DINING ROOM
15' x 11'5 (4.57m x 3.48m)
Door leading to cellar.

KITCHEN
7'10 x 7'4 (2.39m x 2.24m)
Side window and door.

BATHROOM
6'11 x 4'11 (2.11m x 1.50m)

LEAN TO VERANDA
9' x 7'7 (2.74m x 2.31m)
With glazed windows in poor condition.

OUTSIDE WC
With low suite WC, wall mounted Baxi gas fired central heating boiler.

CELLAR
11'5 x 11'5 (3.48m x 3.48m)
A sub-terranian room with brick floor.

FIRST FLOOR

LANDING
Connecting to:

INNER LANDING
7'11 x 4' (2.41m x 1.22m)
Steps leading to attic room.

BEDROOM ONE
14'2 x 12'1 (4.32m x 3.68m)
Two uPVC double glazed windows to the front elevation.

EN-SUITE

BEDROOM TWO
11'7 x 7'1 (3.53m x 2.16m)
UPVC double glazed window to rear elevation.

ATTIC ROOM
15'3 x 12' (4.65m x 3.66m)
(maximum measurement with restricted head height)

Wood framed single glazed window in the gable end.

OUTSIDE
To the front there is a forecourt enclosed with a brick wall. To the rear of the house there is an enclosed rear garden/yard, a dilapidated greenhouse and garden shed. A wooden gate and a concrete path lead to the rear extent of the property, giving access to Newhnam Road where there is a concrete forecourt giving access to the garage.

GARAGE
25'11 x 12' (7.90m x 3.66m)
Timber framed garage with cladding to the walls, power and light connected, centre opening wooden doors which allow vehicular access from Newhnam Road.

TENURE
The property is freehold.

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

POSSESSION
Vacant possession will be given on completion.

VIEWING
Strictly by appointment with the selling agents.

MORTGAGE
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

PLANNING
Full Planning Permission (Application No. 26/00352/FUL) for demolition of existing garage and greenhouse and erection of a Two-Bedroom Townhouse.

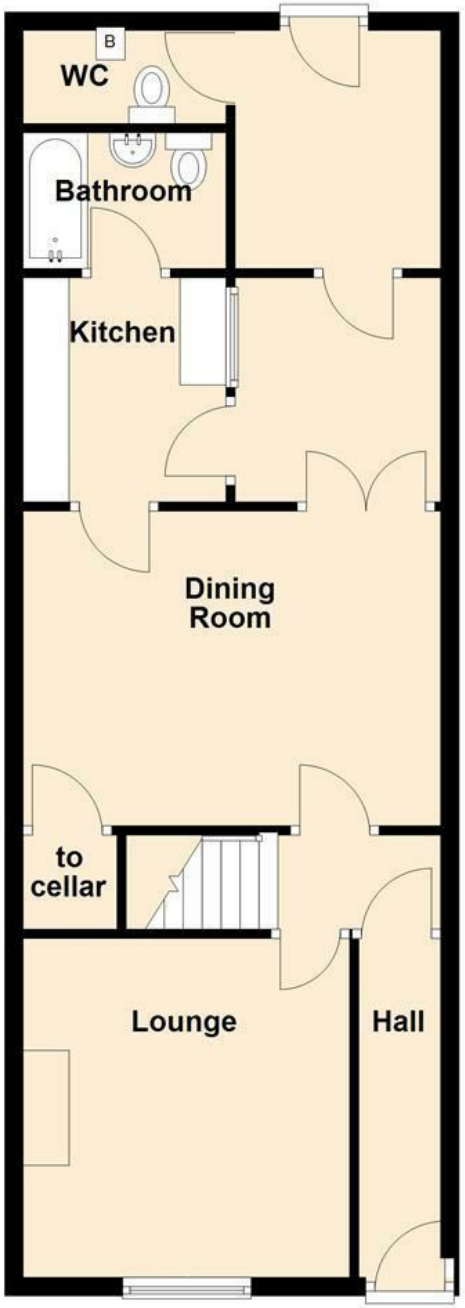
COUNCIL TAX
The property comes under Newark and Sherwood District Council Tax Band A.

DISCLOSURE
The Vendor of this property is an employee of Richard Watkinson & Partners.

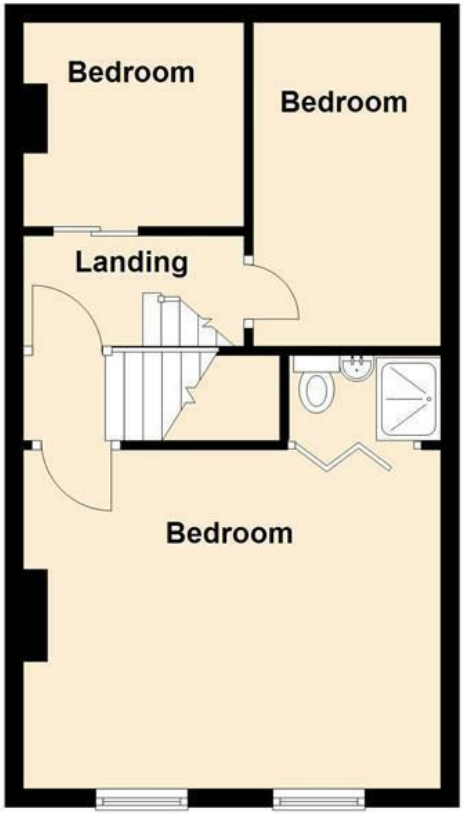
AGENTS NOTE
External photographs of the property have been enhanced digitally to optimise lighting, adjust weather conditions or remove temporary clutter. No permanent structural features, material defects or neighbouring views have been obscured or altered. The images are for illustrative marketing purposes only. Buyers should rely on their own physical inspection of the property.

PLEASE
NO PARKING

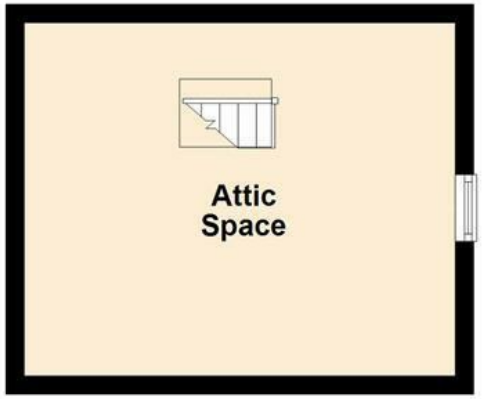
Ground Floor
Approx. 46.8 sq. metres (504.3 sq. feet)



First Floor
Approx. 37.8 sq. metres (406.7 sq. feet)



Second Floor
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 84.6 sq. metres (911.0 sq. feet)

Roundhead Building
Cavalier Building
Tankard Building
El Sub Sta
Chy
11.8m
LB
CURRIE ROAD
NEWNHAM ROAD
MEYRICK ROAD
THE TRYST
Garage
Hall
Church
1 to 8
The Old Chapel
11.5m
12.3m
Depot
Lovers Lane
25 m
50 m
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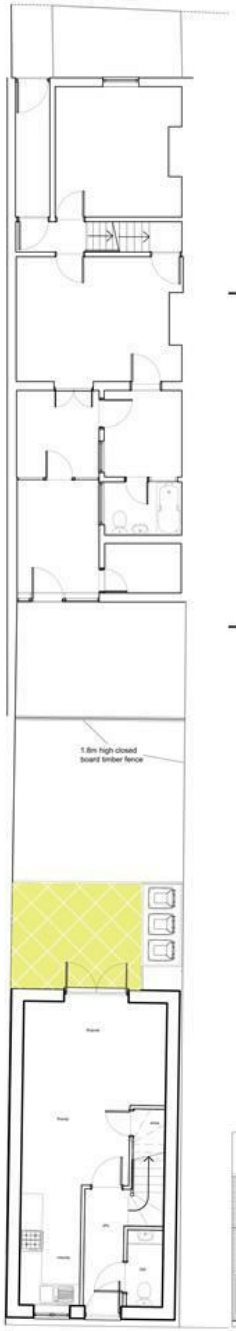
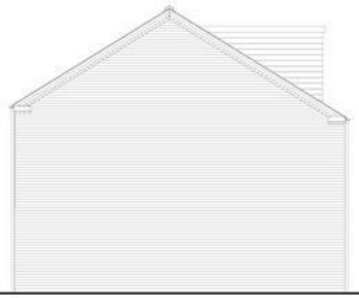
This drawing is to be checked against all other relevant drawings including those by specialist. Copyright of Nick Hutchings Architect Ltd. DO NOT SCALE

PROPOSED

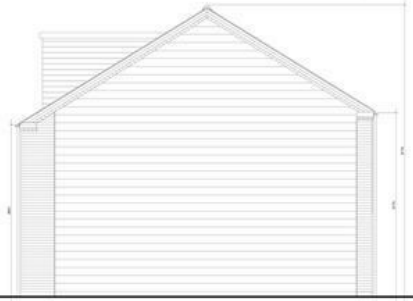


site ground floor

rear

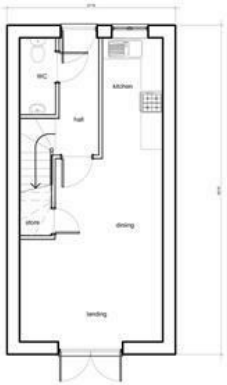


side to open

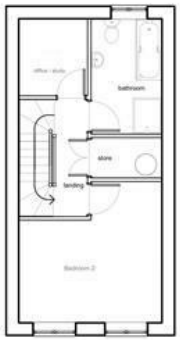


side to building
elevations - 1:100

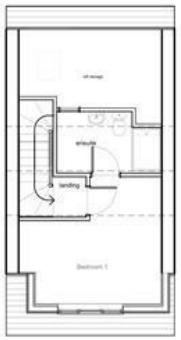
front



ground floor
floor plans - 1:100



first floor



second floor

street scene - 1:200

block plan - 1:500

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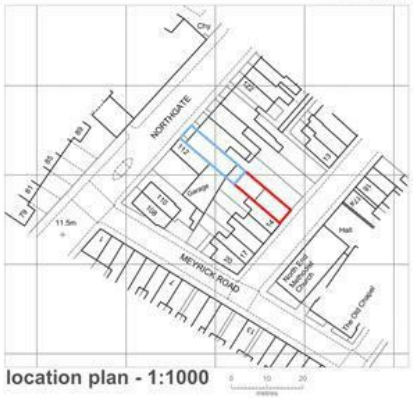
0 10 20
metres



location plan - 1:1000

N

Revision	Date	By	No
fence note added	07.07.26	nh	E
revert to 2 bed+study, solar added, rooflight relocated .	01.07.26	nh	D
WC window removed and windows deepend	29.06.26	nh	C
amended proposals, car spacing removed	25.06.26	nh	B
blue line amended & street scene added	21.05.26	nh	A

Nick Hutchings Architect Ltd

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Client

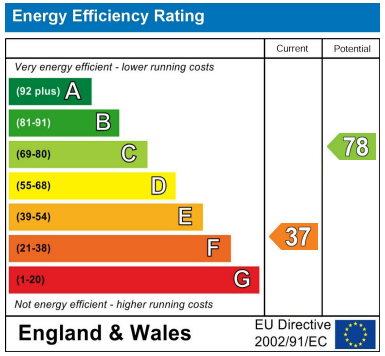
114 North Gate
Newark
NG24 1HJ

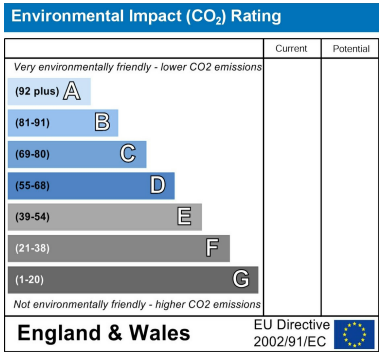
existing & proposed town house

502 P 01 E

scale - 1:100 (as shown) date - march 2026
DRAWN : NH

A2





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RICS
The Property Ombudsman

Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
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