



Clinton House, 12 Lombard Street, Newark,
Nottinghamshire, NG24 1XB

£295,000
Tel: 01636 611 811

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

A Freehold Investment Opportunity with full planning permission for HMO occupation providing 6 double sized bedrooms and ground floor communal use. Listed Building Consent is granted for internal alterations. There is potential to increase the room numbers subject to planning permission.

The gross internal area of the building 195 sq.m approximately.

The building is a prominent Grade II Listing with street frontage within the town centre core area, close to amenities and public transport facilities.

The double sized rooms designed range from 16.6 sq.m to 28.9 sq.m.

The property is substantially built and re-roofed in recent years.

The previous planning use of the building is E Class to include Offices and the property offered as a Freehold Investment is suitable for alternative uses.

TOWN AND COUNTRY PLANNING

Planning permission is granted under Newark and Sherwood District Council reference 24/00946/FUL - for change of use from Office (Use Class E) to an HMO House in Multiple Occupation (Use Class 4) comprising 6 one bed units. The conditional planning permission is dated 30th July 2024.

Listed Building Consent is granted under Newark and Sherwood District Council reference 24/00947/LBC for internal alterations including installation of a door and re-location of an existing door, infilling existing doorway and removal of a partition wall, and repairs to the sills of 3 sash windows (1 on the front and 2 on the rear elevation). The conditional permission is dated 30th July 2024.

Documents and plans may be viewed on the Newark and Sherwood District Council planning portal <https://www.newark-sherwooddc.gov.uk/planningdecisions/>

SERVICES

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

TENURE

The property is FREEHOLD.

RATEABLE VALUE

The rateable value for Clinton House is £16,250

Listed buildings are completely exempt from empty Business Rates until re-occupied. The property should be de-listed if the HMO development scheme proceeds.

VIEWING

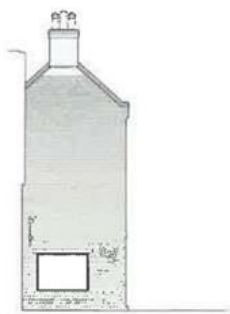
Strictly by appointment with the selling agents.

POSSESSION

Vacant possession will be given on completion.

PLANS

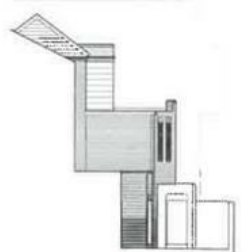
Proposed floorplans are attached to these particulars.



04
100
PROPOSED EAST ELEVATION



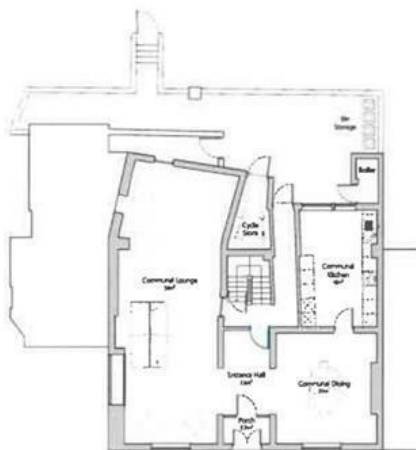
05
100
PROPOSED SOUTH ELEVATION



06
100
PROPOSED WEST ELEVATION



07
100
PROPOSED NORTH ELEVATION



01
100
PROPOSED GROUND FLOOR PLAN



02
100
PROPOSED FIRST FLOOR PLAN



03
100
PROPOSED SECOND FLOOR PLAN

Legend:

- Existing walls
- Elements to be removed
- Proposed elements
- Windows to be replaced, refer to drawing PP400 for details.

Schedule of Areas (Bedrooms)

Bedroom 1	28.9m ²	(1 person room)
Bedroom 2	20.4m ²	(1 person room)
Bedroom 3	19.3m ²	(1 person room)
Bedroom 4	15.6m ²	(1 person room)
Bedroom 5	20.6m ²	(1 person room)
Bedroom 6	18.8m ²	(1 person room)

Schedule of Kitchen and Bathroom Amenities

Communal Kitchen (16m²)

1x1, fridge freezer
1x1, cooker with 4 ring hob, microwave and grill
1x1, sink with constant hot and cold water
1x1, dishwasher
300mm cupboard per person
200mm work surface per person

Kitchenette (4.4m²)

1x1, sink with constant hot and cold water
1x1, microwave

Dining Space (9.6m²)

WC (1.4m²)

1x1, toilet
1x1, sink

Shower Room (4.4m²)

1x1, toilet
1x1, sink
1x1, shower

Shower Room 2 (5.2m²)

1x1, toilet
1x1, sink
1x1, shower

1x1, shower

NOTE: Secure cycle storage and bin storage are to be provided as part of the scheme.



CLIENT

Brendan Minihane

PROJECT

Clinton House, Lombard Street, Newark

STATUS

PLANNING

DATE

May 2024

DRAWING TITLE

Proposed Plans and Elevations

DRAWING NUMBER

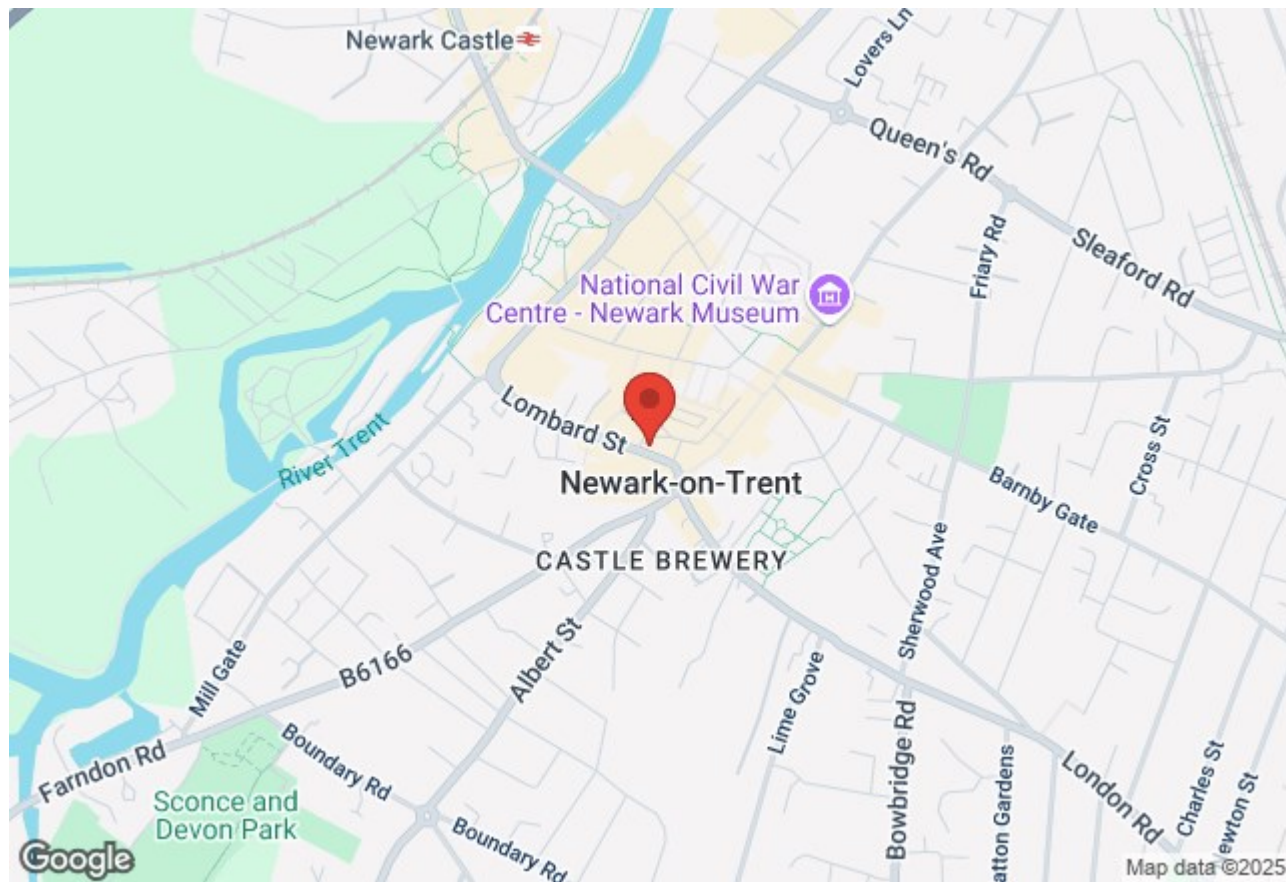
PP100

SCALE

1:100 @ A1

REVISION

00



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611 811



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611 811
Email: newark@richardwatkinson.co.uk



**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers