



Forest Road, New Ollerton Newark NG22 9PL

welcome to

Forest Road, New Ollerton Newark

FOR SALE BY AUCTION. VARIOUS BIDDING OPTIONS AVAILABLE: ONLINE, TELEPHONE, PROXY OR IN PERSON AT THE GRAND CONNAUGHT ROOMS, GREAT QUEEN STREET, 61-65, COVENT GARDEN, LONDON, WC2B 5DA ***10TH MARCH 20269.30 am START***CONTACT THE AUCTIONEERS TO REGISTER NOW***



Electric Shutters Office

19' 11" max x 21' 1" (6.07m max x 6.43m)
L shaped office space with walk in storage.

Kitchen Area Apartment

Still to be finished off. Access is through the
downstairs at present.

Kitchen/Bedroom & Living Area

31' 8" max x 13' max (9.65m max x 3.96m max)
Irregular shaped triangular room which still has work
to be done.

Shower Room

Fitted with wc, wash hand basin, shower and
complementary flooring.

Important

Important Notice:

For each Lot, a contract documentation fee of £1800
(inclusive of VAT) is payable to the Auctioneers by
the buyer. The seller may charge additional fees
payable upon completion. If applicable, such fees are
detailed within the Special Conditions of Sale. Buyers
are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by
prospective purchasers as a valuation or assessment
of value of the property. It is intended to provide
purchasers with an indication of the region at which
the reserve may be set at the time of going to press.
The guide price may be subject to variation and
interested parties are advised to make regular checks
for variations and should be aware that the reserve
price may be either below or above the quoted
guide price.

****PLEASE CONTACT THE AUCTIONEERS AT
LeedsAuctions@williamhbrown.co.uk TO REQUEST A
COPY OF THE LEGAL PACK, IF THIS IS AVAILABLE WE
CAN EMAIL IT OVER TO YOU****

Important

Prospective purchasers should also be aware that the
eventual sale price may be above or below the guide
level dependent upon competition, and should
therefore not presume the guide to be indicative of
the final expected sale price or the price the property
is available at.

When setting the guide price, the auctioneers have
given consideration to the seller's instructions in
respect of their indicated reserve price at the time of
instruction. The reserve price, (the level below which
the property will not be sold), remains confidential
between the seller and the auctioneer. The guide
price therefore, is intended to indicate the region at
which the reserve price is intended to be set. The
seller will confirm their final reserve price close to the
auction date and if appropriate the auctioneers may
adjust the guide price to reflect this.

Whilst the auctioneers make every effort to ensure
the safety and security of viewers at properties, we
have not carried out a detailed Health & Safety
inspection of properties in our auctions and cannot
therefore guarantee the safety and security of
viewers.

Prospective purchasers and bidders attend
properties entirely at their own risk. Particular care
should be taken when accessing cellars, attics,
exterior grounds and outbuildings and boundaries.
All non-conducted inspections of vacant sites should
be made in daylight hours only and entry into such
sites is entirely at the viewers risk.
Registration for bidding online will close the Friday
before the auction sale. Please ensure you register
and submit all the details and documents required in
time. Without authorisation to bid prior to the sale
you will be unable to bid in the auction.



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welcome to

Forest Road, New Ollerton Newark

- To be sold via Traditional Auction
- Commercial unit with one bedroom apartment above
- Apartment accessed through the downstairs unit
- Electric shutter doors
- Positioned in the popular and well served Ollerton area

Tenure: Freehold EPC Rating: D

guide price

£50,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD110202 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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