

Main Street, Sutton-On-Trent

Guide Price £275,000

NEWTON FALLOWELL

Main Street

Sutton-On-Trent, Newark

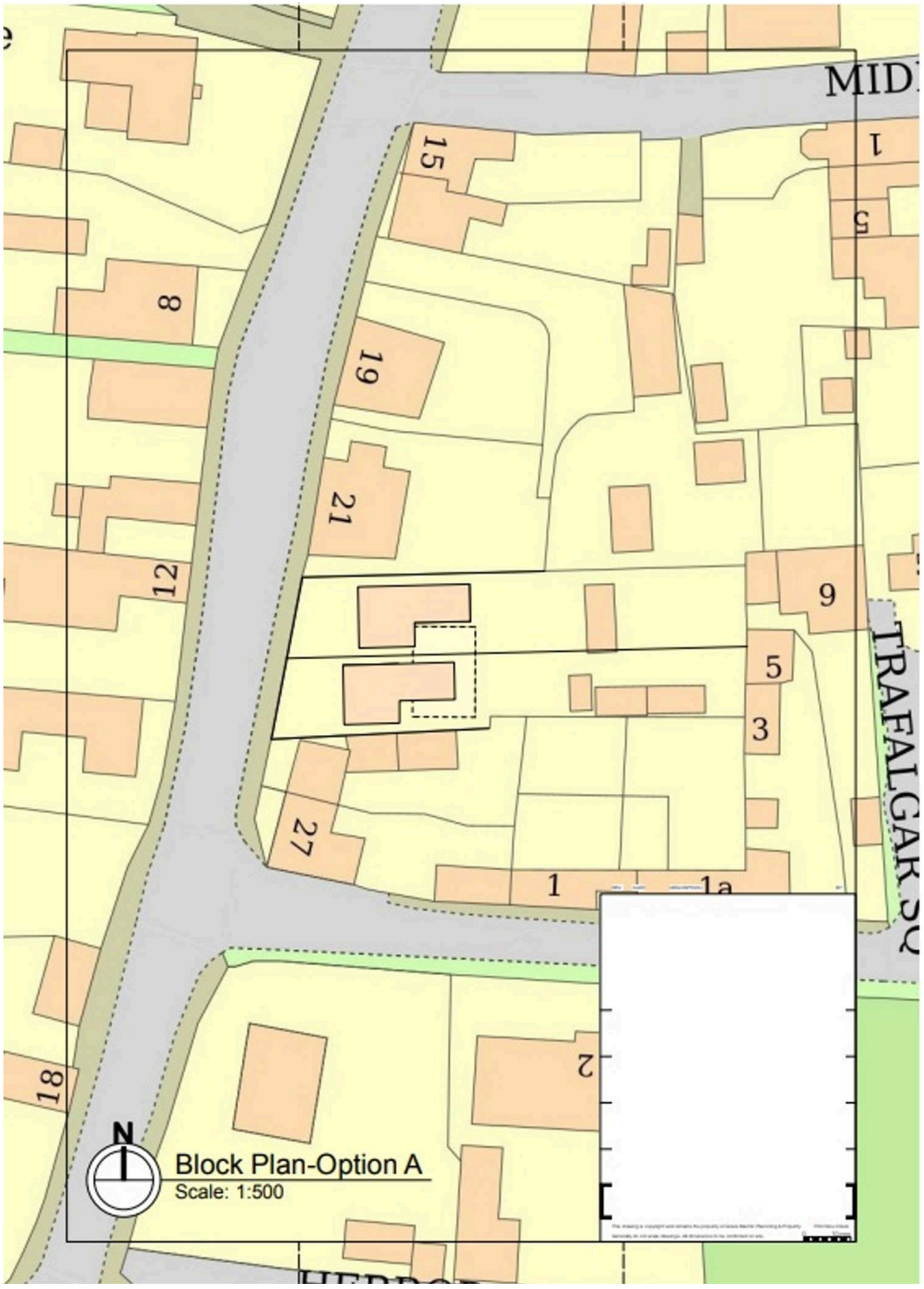
MARKETED WITH NO CHAIN Offering an incredibly rare and exciting opportunity, this detached bungalow occupies a substantial plot in the heart of the highly sought-after village of Sutton-on-Trent and presents outstanding potential for both modernisation and development.

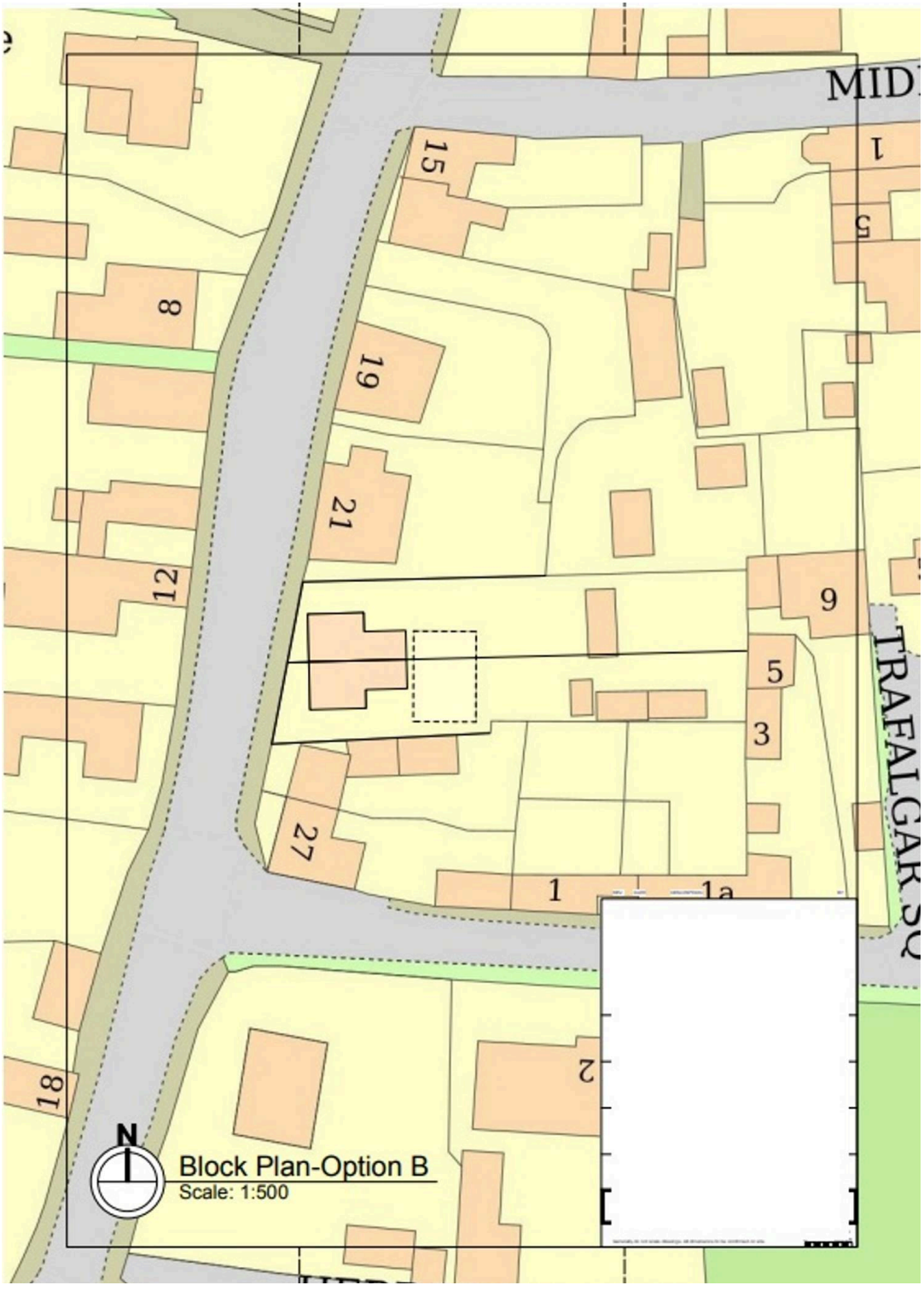
Requiring updating throughout, the existing property provides a superb opportunity for a buyer to create a home to their own requirements, whilst the generous gardens and substantial plot offer significant scope to extend and add further value, subject to the necessary consents.

Of particular interest to developers, investors and those looking to enter the building sector, the property also benefits from planning in principle for a minimum of two and maximum of two dwellings, creating an exceptional opportunity to pursue a residential development project within this desirable village setting.

The existing detached bungalow is approached via an entrance hall and currently comprises a lounge, breakfast kitchen, three bedrooms and a bathroom, providing a versatile starting point for modernisation or potential redevelopment.

Externally, the property occupies an impressive and unusually generous plot, with substantial gardens to both the front and rear.





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Sutton-On-Trent, Newark

A private driveway provides extensive off-street parking for numerous vehicles, while the considerable garden space further enhances the property's development potential. The property has oil central heating and UPVC double glazing.

Situated in the heart of Sutton-on-Trent, the property is ideally placed for the village's amenities and local facilities, whilst also providing excellent access to the surrounding countryside and the wider road network. A truly unusual opportunity combining an existing detached bungalow, substantial gardens and planning in principle for two dwellings, making this an exciting proposition for developers, investors or buyers seeking a project with significant potential.

The Interactive Property Report can be viewed on the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, and On The Market. FURTHER MATERIAL INFORMATION FOR THIS PROPERTY can be found within the report and includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

Entrance Hall
18' 2" x 3' 0" (5.54m x 0.91m)

Lounge
13' 11" x 11' 10" (4.24m x 3.61m)

Breakfast Kitchen
17' 8" x 8' 6" (5.38m x 2.59m)

Bedroom One
10' 6" x 9' 11" (3.20m x 3.02m)

Bedroom Two
10' 6" x 9' 2" (3.20m x 2.79m)
maximum measurements

Bedroom Three
8' 7" x 8' 6" (2.62m x 2.59m)

Bathroom
8' 0" x 4' 9" (2.44m x 1.45m)









Sutton-on-Trent

Situated 8 miles north of Newark, 10 miles south of Retford and with easy access to the A1. Sutton on Trent is a designated conservation village and benefits from an array of amenities including Co-op store, butchers, delicatessen, The Lord Nelson public house, hairdressers, doctor's surgery and Sutton on Trent Primary School.

Agent's Note - Planning

The current owners have obtained planning in principle for the minimum of 2, maximum of 2 dwellings following demolition of the existing dwelling (net gain of one dwelling). If you have any questions, please contact the office or view the Newark & Sherwood Planning Portal using the reference: 26/00969/PIP.

Agent's Note - Probate

The sale of this property is subject to Probate. As of 20th October 2026 probate has been granted.

Agent's Note - Conservation Area

The property falls within the Sutton-on-Trent Conservation Area.

Services
Mains electricity, water and drainage are connected.

Square Footage
The square footage for this property is approximately 670 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.













Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you to our conveyancing partner, we receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we receive a percentage of the fees if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.


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GROUND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell

Newton Fallowell, 12-14 Middle Gate - NG24 1AG

01636 706444 · newark@newtonfallowell.co.uk · www.newtonfallowell.co.uk/newark

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