

# London Road, New Balderton

Starting Bid £350,000

NEWTON FALLOWELL

# London Road

New Balderton, Newark

**Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £350,000 Auction End Date is 26th November 2026.**

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Representing a rare and exciting opportunity for those seeking a family home combined with an established income-generating business, this spacious detached property incorporates a separate three bedroom home and four fully self-contained one-bedroom studio units, each offering excellent privacy and independent access.

The four studios are arranged to provide a bedroom/living area, kitchenette and ensuite bathroom, with each unit benefiting from its own separate entrance and being completely private from both the other studios and the main residence. Based on 50 weeks' rental income, the studios offer a potential gross rental income of approximately £44,000 per annum, with actual income dependent upon occupancy.

The main residence provides comfortable and well-proportioned accommodation and offers the ideal opportunity for an owner to live on site while managing the business, although the property could equally be considered as a wider investment opportunity.

The accommodation comprises an entrance hall, spacious living room, kitchen open plan to a dining room with a useful utility room off, while to the first floor are three generous bedrooms, including a principal bedroom with ensuite bathroom and a large dressing area, together with a further family bathroom.





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Externally, the property benefits from a large block-paved driveway providing parking for multiple vehicles, together with a generous, low-maintenance rear garden. Further benefits include gas central heating and UPVC double glazing.

The main house could also potentially generate rental income of around £12,000 per annum, giving a combined potential gross rental income in excess of £65,000 per annum when fully occupied. The property is being offered for sale due to the current owners' retirement, providing a particularly interesting opportunity for an incoming purchaser to continue the existing business model, subject to their own requirements and any necessary consents. Income multiples and returns will naturally be dependent upon occupancy levels.

Situated within a popular residential location in Newark, the property combines substantial living accommodation with an attractive income-producing opportunity and is likely to appeal to investors, owner-occupiers looking for a live/work arrangement, or those seeking an established business opportunity with significant further 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: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

**Entrance Hall**
5' 5" x 4' 11" (1.65m x 1.50m)

**Lounge**
22' 5" x 17' 7" (6.83m x 5.36m)
maximum measurements

**Dining Room**
10' 11" x 10' 3" (3.33m x 3.12m)
majority measurements

**Kitchen**
11' 3" x 11' 0" (3.43m x 3.35m)

**Bedroom One**
16' 1" x 8' 10" (4.90m x 2.69m)

**Dressing Area**
13' 0" x 10' 11" (3.96m x 3.33m)
maximum measurements

**Ensuite Bathroom**
8' 10" x 6' 7" (2.69m x 2.01m)

**Bedroom Two**
11' 0" x 9' 11" (3.35m x 3.02m)

**Bedroom Three**
9' 11" x 8' 0" (3.02m x 2.44m)

**Family Bathroom**
13' 11" x 9' 10" (4.24m x 3.00m)
maximum measurements









**Studio One Living/Bedroom**
27' 10" x 9' 0" (8.48m x 2.74m)
maximum measurements

**Studio One Kitchenette**
11' 4" x 4' 1" (3.45m x 1.25m)

**Studio One Bathroom**
6' 4" x 5' 10" (1.93m x 1.78m)

**Studio Two Living/Bedroom**
19' 1" x 15' 4" (5.82m x 4.67m)
maximum measurements

**Studio Two Bathroom**
5' 6" x 4' 9" (1.68m x 1.45m)

**Studio Three Living/Bedroom**
19' 1" x 12' 4" (5.82m x 3.76m)
maximum measurements

**Studio Three Bathroom**
6' 10" x 4' 10" (2.08m x 1.47m)

**Studio Four Living/Bedroom**
16' 10" x 16' 7" (5.13m x 5.05m)
maximum measurements

**Studio Four Bathroom**
5' 9" x 5' 2" (1.75m x 1.57m)

**Services**
Mains gas, electricity, water and drainage are connected.

**Square Footage**
The square footage for this property is approximately 2,710 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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1ST FLOOR




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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