



Development Site, (Formerly Challand's Garage) 38-40 High Street, Collingham, Newark, NG23 7LA

Asking Price £250,000
Tel: 01636 611 811

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

- An Exciting Development Opportunity
- Prominent High Street Location
- A1 Access Points 4 miles
- Trains from Newark North Gate to London King's Cross
- Full Planning Permission Granted
- Excellent Local Amenities
- Rail Services to Lincoln, Newark & Nottingham

An exciting development opportunity with full planning permission for conversion of the existing brick building to two apartments, demolition of the timber building and erection of two dwellings and detached garage building. The site is a broadly rectangular plot of approximately 600 sq.m with frontage to the High Street. The site is located within the Collingham Conservation Area with generally high value houses, cottages and individual properties within the immediate vicinity. The creation of four imaginatively designed properties will undoubtedly result in a substantial gross development value and a wide reaching market for investment, down-sizing, first time buyers and high income couples.

The flats, in a two storey detached two bedrooomed house, provide a gross internal area of 77.6 sq.m (835 sq.ft). The two storey detached two bedrooomed house provides a gross internal area of 69.2 sq.m (744 sq.ft) and the two duplex apartments each provide 59.15 sq.m (636 sq.ft).

The village of Collingham is situated just 6 miles north of Newark. Local amenities include a Co-operative store, medical centre, pharmacy and dentist, primary school, community operated public house, local shops, hairdressers and a convenience store. Collingham has a wealth of local societies and local facilities. A picturesque village cricket green and sports ground is a local landmark. There are extensive walks on leafy lanes leading from the village into the open countryside. The village has the advantage of the railway station with regular train services to Lincoln, Newark and Nottingham. There are railway services from Newark Northgate railway station to London King's Cross and journey times of just over 75 minutes.

TOWN & COUNTRY PLANNING

Full planning permission is granted under Newark and Sherwood District Council reference 24/02069/FUL for change of use of site from a vehicular repair garage to residential, conversion of garage building to two apartments, demolition of timer building, erection of two dwellings and detached garage building. The conditional permission is dated 24th June 2025.

Copies of the documents and plans are available to download on the Newark and Sherwood District Council planning portal (<https://www.newark-sherwooddc.gov.uk/viewcommentplanningapplication>).

Documents include:

* Proposed plans and elevations

- * Ecological Appraisal
- * Structural Inspection and Report
- * Phase I Environmental Contamination Assessment Report

SCHEDULE

A schedule is attached for information regarding the plot development.

SERVICES

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

TENURE

The property is freehold.

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

Vacant possession will be given on completion.

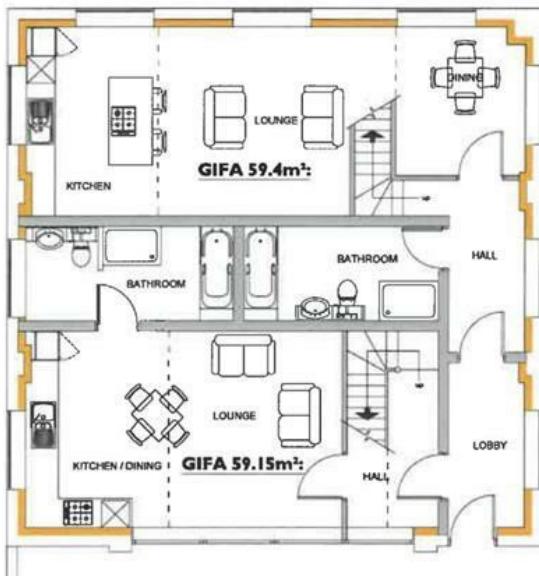
CIL (COMMUNITY INFRASTRUCTURE LEVY)

The CIL charge is to be assessed.

NOTE: The CIL form submitted involves just under 30 sq.m less gross internal floor space than the existing floor space which should be lawfully discounted as the buildings were used for six months out of the three years before the date of the application. We therefore anticipate a zero CIL liability but, of course, this will be confirmed as soon as possible.

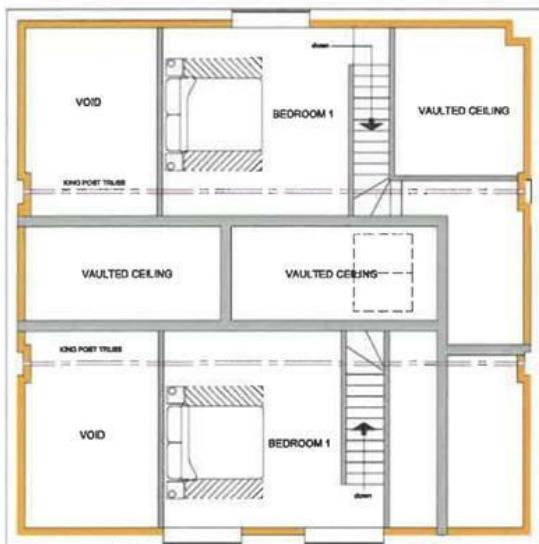
PLOT	DESCRIPTION	GIA M2 (FT ²)
1	Two storey detached house, two bedroom	77.6 (835 ft ²)
2	Two storey detached house, 2 bedroom	69.2 (744 ft ²)
3	Duplex flat, one bedroom	59.15 (636 ft ²)
4	Duplex flat, one bedroom	59.4 (639 ft ²)



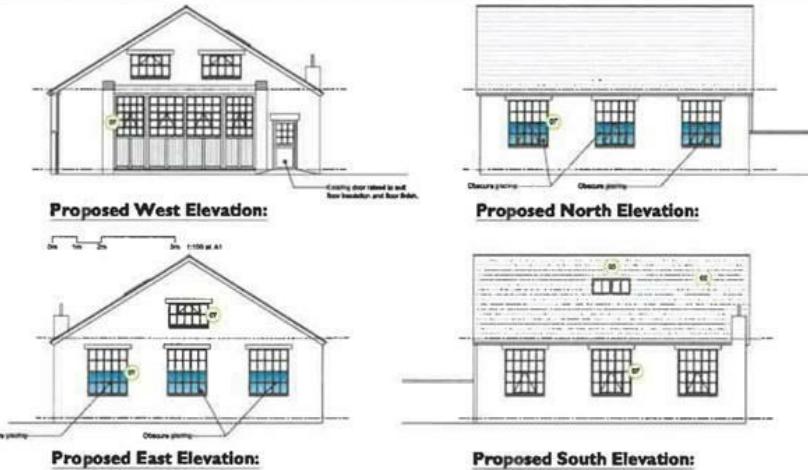


Proposed Apartments Ground Floor Plan:

0m 0.5m 1m 2.5m 180 at A



Proposed Apartments First Floor Plan:



Proposed East Elevation:



Proposed Site Block Plan: N

Rating area: Input taken from Ordnance Survey provided by others
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any errors or omissions arising from this.

These drawings are copyright of TT Architectural Services Ltd. Any amendment must be reported to TT Architectural Services Ltd.
All measurements given are approximate and must be checked on site prior to events starting. Do not work from these drawings.
All works to be carried out in accordance with the current Building Regulations, British Standards and Codes of Practice and to the satisfaction of the Building Inspector.



A	Revised reference	3/3/25
No.	Revision/Issue	Date
TF Architectural Services Ltd		
		M: 0770198064 E: tfm.horner@tfarchitecturalservices.co.uk
PROJECT: Residential Development		
DRAWING TITLE: Proposed Apartment Plans & Elevations		
PROJECT ADDRESS: 38 - 40 High Street Collingham Nottingham NG23 7LA		
CLIENT: Mrs Challand		
REF: 702_2024_07 Rev A		DATE: Aug 2024
SCALE: 1:100 & 1:50		FORMAT: A5

Architect
C 100



No. 2a

No. 42

Proposed Plot I

No. 34

Proposed West - Street View Elevation:

0m 5.0m 10m 25m 1:50 of A1



Proposed Plot 2

Proposed Plot I

B	Chimney stack added and enriched sootier inserted	31.01.23
A	Revised orientation	31.01.23
No.	Revision/Issue	Date



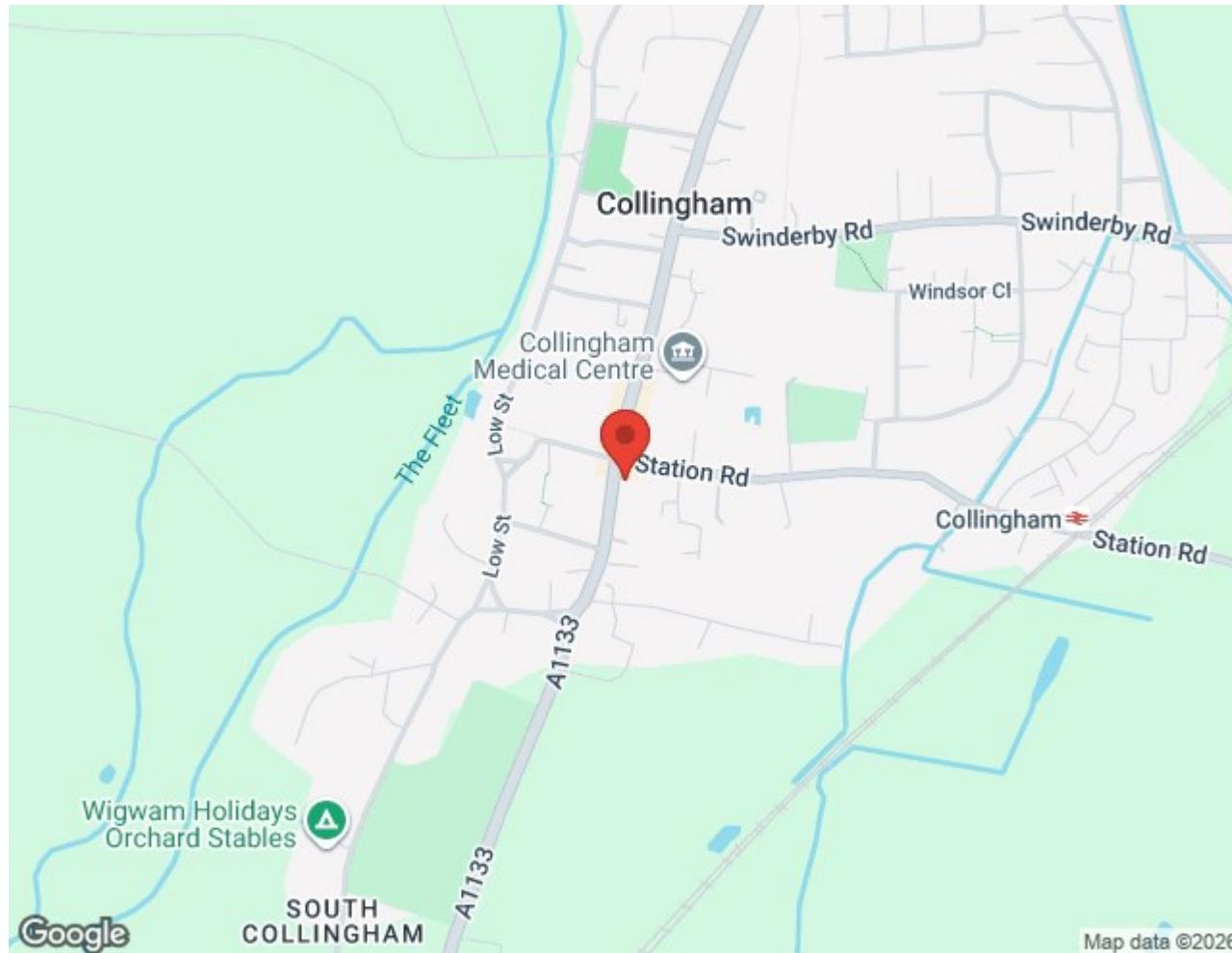
PROJECT:	Residential Development
DRAWING TITLE:	Proposed Street Elevations

PROJECT ADDRESS:	38 - 40 High Street Collingham Nottingham NG23 7LA
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CLIENT:	Mrs Challand
REF:	702_2024_08 Rev B
SCALE:	1:50
FORMAT:	A1

Proposed North Elevation:

0m 5.0m 10m 25m 1:50 of A1



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 firms 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.

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



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