



**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 bedroomed house, provide a gross internal area of 77.6 sq.m (835 sq.ft). The two storey detached two bedroomed 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)

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 All dimensions are given in millimetres and must be checked on site prior to construction.
 All work to be carried out in accordance with the current Building Regulations, British Standards and Code of Practice and in the satisfaction of the Building Inspector.

Scale 1:100
 Date 21.08.23

No.	Revision/Issue	Date
A.	Revised information	21.08.23

TF Architectural Services Ltd

W. 01203000000
 E: info@tfarchitecturalservices.co.uk

PROJECT:
 Residential Development

DRAWING TITLE:
 Proposed Site Block Plan

PROJECT ADDRESS:
 38 - 40 High Street
 Collingham
 Nottingham
 NG23 7LA

CLIENT:
 Mrs Chollard

DATE: Aug 2024

SCALE: 1:100

FORMAT: A1

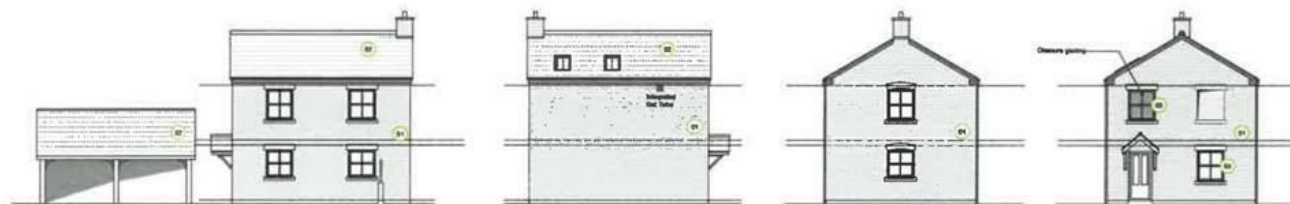
Proposed Site Block Plan: N

Existing site layout shown from Ordnance Survey provided for reference.
 TF ARCHITECTURAL SERVICES Ltd are not responsible for any errors or omissions arising from this plan.

0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m 11m 12m 13m 14m 15m 16m 17m 18m 19m 20m 21m 22m 23m 24m 25m 26m 27m 28m 29m 30m 31m 32m 33m 34m 35m 36m 37m 38m 39m 40m 41m 42m 43m 44m 45m 46m 47m 48m 49m 50m 51m 52m 53m 54m 55m 56m 57m 58m 59m 60m 61m 62m 63m 64m 65m 66m 67m 68m 69m 70m 71m 72m 73m 74m 75m 76m 77m 78m 79m 80m 81m 82m 83m 84m 85m 86m 87m 88m 89m 90m 91m 92m 93m 94m 95m 96m 97m 98m 99m 100m



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Proposed North Elevation:

Proposed South Elevation:

Proposed West Elevation:

Proposed East Elevation:

0m 1m 2m 1:100 at A1



Proposed North Elevation:

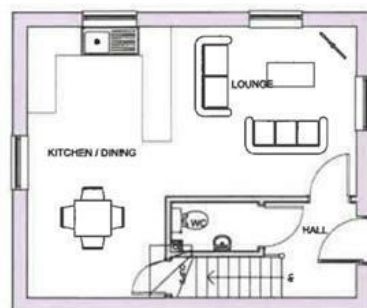
Proposed East Elevation:

Proposed South Elevation:

Proposed West Elevation:

0m 1m 2m 1:100 at A1

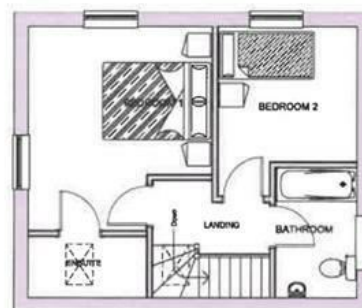
Proposed Materials Key:
 (1) Facing brickwork
 (2) Facing roof covering
 (3) UPVC sliding patio windows
 (4) -
 (5) -
 (6) Horizontal timber cladding boards
 (7) -



Proposed Ground Floor Plan:

0m 1m 2m 1:100 at A1

GIFA 77.6m²:



Proposed First Floor Plan:



Proposed Site Block Plan:

Building site shown within the Outline Scheme provided by owner.
 TF ARCHITECTURAL SERVICES Ltd can accept no responsibility for
 any errors or omissions arising from this.

0m 1m 2m 1:100 at A1

B	Change each sheet and initial author name	11.01.22
A	Revised orientation	11.01.22
No.	Revision/Issue	Date

TF Architectural Services Ltd

11.01.22

01753555004

E: info@tfarchitecturalservices.co.uk

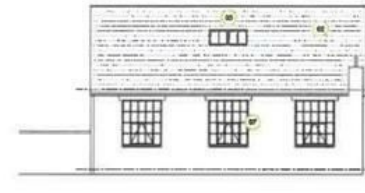
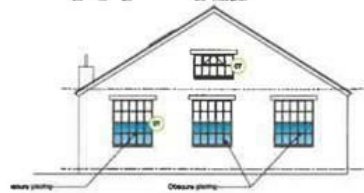
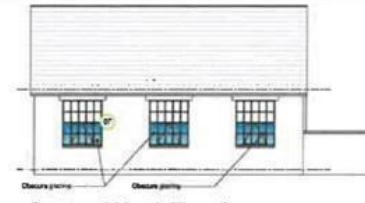
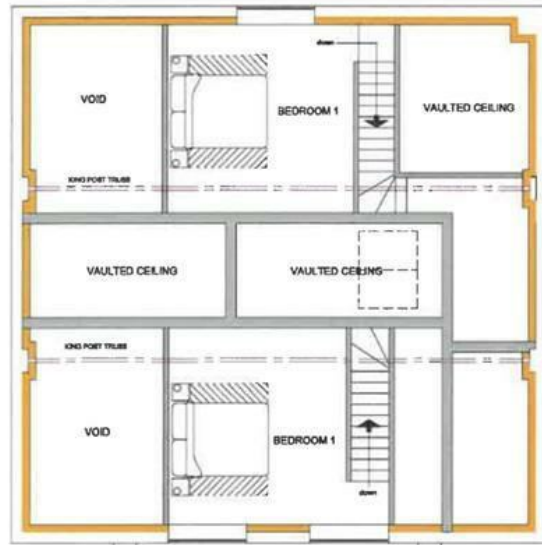
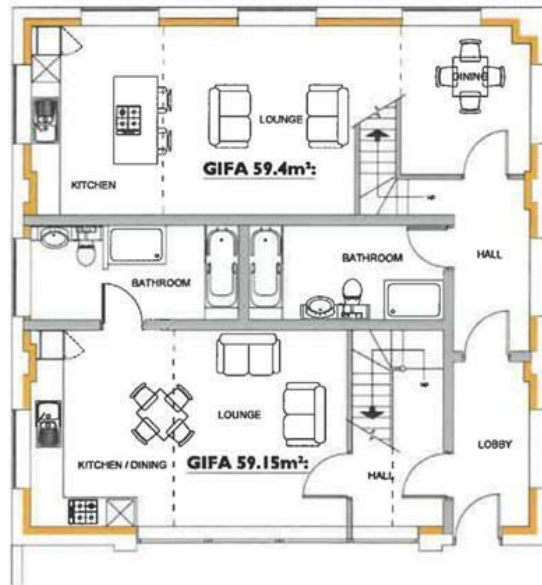
PROJECT:
 Residential Developemnt

DRAWING TITLE:
 Proposed Plot 1 Plans & Elevations

PROJECT ADDRESS:
 38 - 40 High Street
 Collingham
 Nottingham
 NG23 7LA

CLIENT:
 Mrs Challand

DRAWN: 702_2024_05 Rev B	DATE: Aug 2024
SCALE: 1:100 & 1:50	FORMAT: A1



Proposed Materials Key:

- 01 - Portland cement concrete
- 02 - Red brick
- 03 - Yellow brick
- 04 - Dark grey brick
- 05 - Dark grey stone
- 06 - Dark grey stone
- 07 - Dark grey stone



Proposed Site Block Plan:

Based on the latest site from Ordnance Survey provided by others.
TF ARCHITECTURAL SERVICES Ltd can accept no responsibility for
any errors or omissions arising from this.

Scale: 0m 5.0m 10m 2.5m 1:100 at A1

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Inspector.

Architect
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A	Revised information	31/01/25	
No.	Revision/Issue	Date	
<div><div>TF Architectural Services Ltd</div><div><div><div></div><div></div><div></div></div></div><div>M: 07520000004 E: info@tfarchitecturalservices.co.uk</div></div>			
PROJECT: Residential Development			
DRAWING TITLE: Proposed Apartment Plans & Elevations			
PROJECT ADDRESS: 38 - 40 High Street Collingham Nottingham NG23 7LA			
CLIENT: Mrs Challand			
REF: 2024_07 Rev A		DATE: Aug 2024	
SCALE: 1:100 & 1:50		FORMAT: A1	

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No. 2a

No. 42

Proposed Plot I

No. 34

Proposed West - Street View Elevation:



Proposed Plot 2

Proposed Plot I

Proposed North Elevation:



#	Client's name, address and contact details	31.01.22
A	Revised information	31.01.22
No.	Revision/Issue	Date

TF Architectural Services Ltd

01 4753309566

E: info@tfarchitecturalservices.co.uk

PROJECT:
Residential Developmnt

DRAWING TITLE:
Proposed Street Elevations

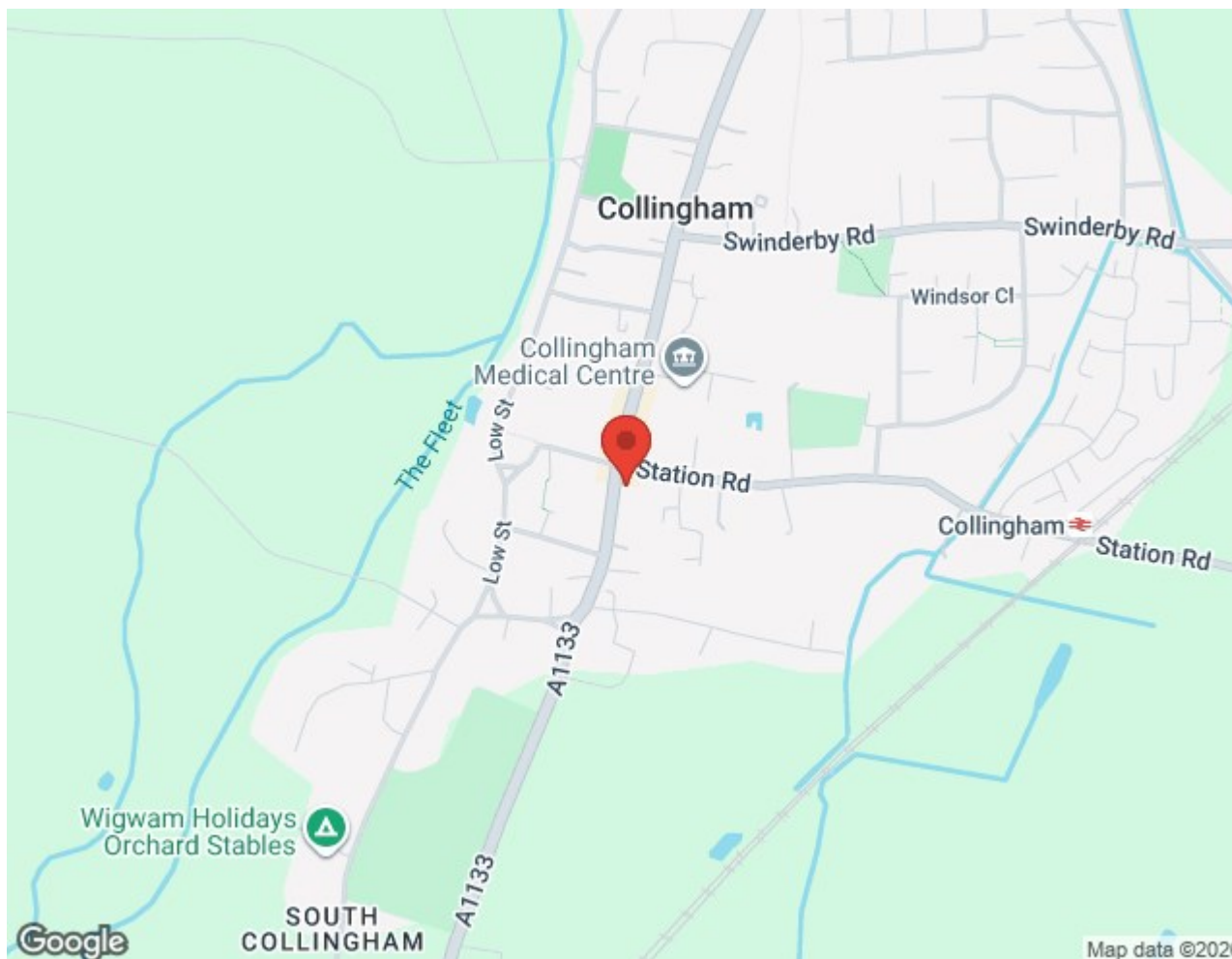
PROJECT ADDRESS:
38 - 40 High Street
Collingham
Nottingham
NG23 7LA

CLIENT:
Mrs Challand

DATE: Aug 2024

SCALE: 1:50

FORN: A1



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



RICS



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

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers