



**Development Opportunity, 114 North Gate,  
Newark, NG24 1HJ**

**Price Guide £120,000**

**Tel: 01636 611 811**

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

- Existing 3-Bed Victorian Terraced House • Guide Price £120,000  
Needing Comprehensive Renovation
- Proposed New Dwelling with Independent Frontage to Newnham Road • Opportunity to Acquire a Building Plot with Full Planning Permission
- Full Planning Permission for the Erection of a 2-Bed Townhouse & Office • Ideal for Developers, Investors and Builders
- Potential to Create Two Residential Properties for Resale or Long-Term Rental Investment • HMO possibility (not affected by Article 4)
- Opportunity For a Renovation Project with an Immediately Deliverable Development Scheme • )Walking Distance to Newark Town Centre, Railway Stations and Local Amenities

114 North Gate presents an exceptional opportunity to acquire a three-bedroom Victorian terraced and a building plot with full planning permission for a town house, offering outstanding potential for renovation, development and investment. The sale incorporates the existing property, which now requires comprehensive modernisation throughout, together with an adjoining building plot benefiting from full planning permission (Application No. 26/00352/FUL) for the demolition of the existing timber garage and greenhouse and the erection of an attractive two-bedroom townhouse. The proposed new dwelling will enjoy its own frontage to Newnham Road, creating a valuable addition within this well-established residential location.

Situated within comfortable walking distance of Newark town centre and its extensive range of amenities, this is an increasingly rare opportunity for developers, investors or owner-occupiers alike. Once complete, the scheme offers the potential to create two separate residential properties, making it equally attractive as a development project for resale or as a long-term investment with excellent rental potential.

North Gate is conveniently situated within walking distance of Newark town centre and an excellent range of local amenities. Nearby is a retail park including an M&S Foodhall, B&Q, Majestic Wine and Mountain Warehouse, whilst the town also benefits from Waitrose, Morrisons, Asda, and Aldi supermarkets.

Newark’s attractive Georgian Market Place offers an excellent selection of independent shops, cafes, bars and restaurants, together with regular markets throughout the week. The town provides a choice of well-regarded primary and secondary schools, leisure facilities and the popular Sconce and Devon Park, offering riverside walks, open parkland, children’s play areas, Rumbles Cafe and a variety of recreational facilities.

For commuters, Newark Northgate railway station provides regular high-speed services to London King’s Cross in approximately 75 minutes, whilst Newark Castle railway station offers services to Nottingham and Lincoln. The A1 and A46 dual carriageways are both within easy reach, making Newark an excellent base for commuting throughout the region.

The property comprises a terraced house likely to date from the late Victorian period constructed with brick elevations with rendering to the front elevation under a concrete interlocking tiled roof. There are replacement uPVC double glazed windows. The property has a timber framed garage positioned at the rear of the plot with vehicular access available via a concrete forecourt access from Newnham Road. The living accommodation is arranged over two levels and described in further detail as follows:

**GROUND FLOOR**

**ENTRANCE HALL**

12'3 x 3'1 (3.73m x 0.94m )  
Wooden front entrance door with glazed light.

**INNER HALL**

6'3 x 2'9 (1.91m x 0.84m )  
Staircase to first floor.

**FRONT SITTING ROOM**

11'7 x 11'11 (3.53m x 3.63m )  
UPVC double glazed window to front elevation.

**DINING ROOM**

15' x 11'5 (4.57m x 3.48m )  
Door leading to cellar.

**KITCHEN**

7'10 x 7'4 (2.39m x 2.24m )  
Side window and door.

**BATHROOM**

6'11 x 4'11 (2.11m x 1.50m )

**LEAN TO VERANDA**

9' x 7'7 (2.74m x 2.31m )  
With glazed windows in poor condition.

**OUTSIDE WC**

With low suite WC, wall mounted Baxi gas fired central heating boiler.

**CELLAR**

11'5 x 11'5 (3.48m x 3.48m )  
A sub-terranean room with brick floor.

**FIRST FLOOR**

## LANDING

Connecting to:

## INNER LANDING

7'11 x 4' (2.41m x 1.22m )

Steps leading to attic room.

## BEDROOM ONE

14'2 x 12'1 (4.32m x 3.68m )

Two uPVC double glazed windows to the front elevation.

## EN-SUITE

## BEDROOM TWO

11'7 x 7'1 (3.53m x 2.16m )

UPVC double glazed window to rear elevation.

## ATTIC ROOM

15'3 x 12' (4.65m x 3.66m )

(maximum measurement with restricted head height)

Wood framed single glazed window in the gable end.

## OUTSIDE

To the front there is a forecourt enclosed with a brick wall. To the rear of the house there is an enclosed rear garden/yard, a dilapidated greenhouse and garden shed. A wooden gate and a concrete path lead to the rear extent of the property, giving access to Newhnam Road where there is a concrete forecourt giving access to the garage.

## GARAGE

25'11 x 12' (7.90m x 3.66m)

Timber framed garage with cladding to the walls, power and light connected, centre opening wooden doors which allow vehicular access from Newhnam Road.

## TENURE

The property is freehold.

## SERVICES

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

## POSSESSION

Vacant possession will be given on completion.

## VIEWING

Strictly by appointment with the selling agents.

## MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## PLANNING

Full Planning Permission (Application No. 26/00352/FUL) for demolition of existing garage and greenhouse and erection of a Two-Bedroom Townhouse.

## COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band A.

## DISCLOSURE

The Vendor of this property is an employee of Richard Watkinson & Partners.

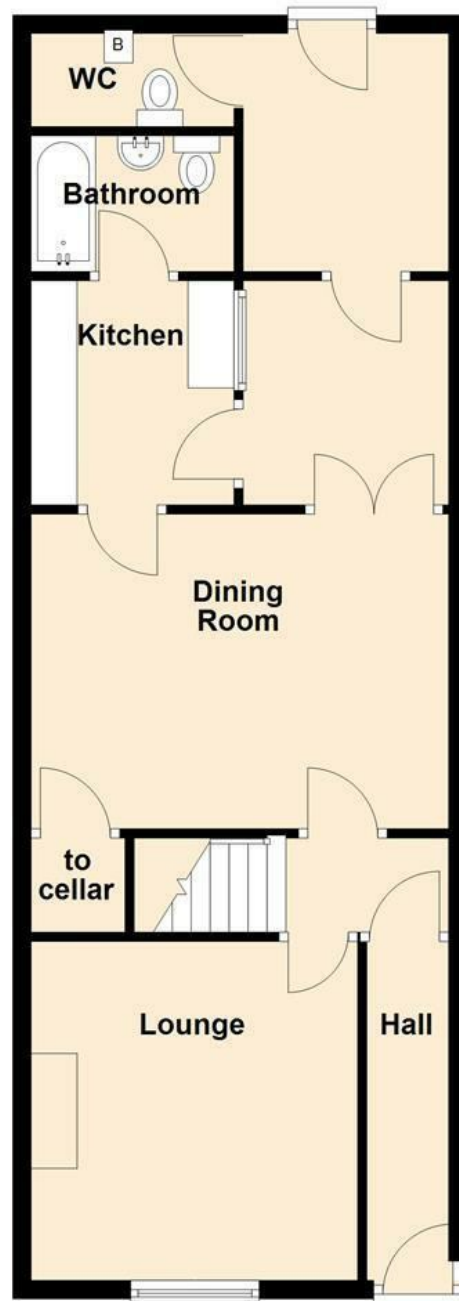
## AGENTS NOTE

External photographs of the property have been enhanced digitally to optimise lighting, adjust weather conditions or remove temporary clutter. No permanent structural features, material defects or neighbouring views have been obscured or altered. The images are for illustrative marketing purposes only. Buyers should rely on their own physical inspection of the property.



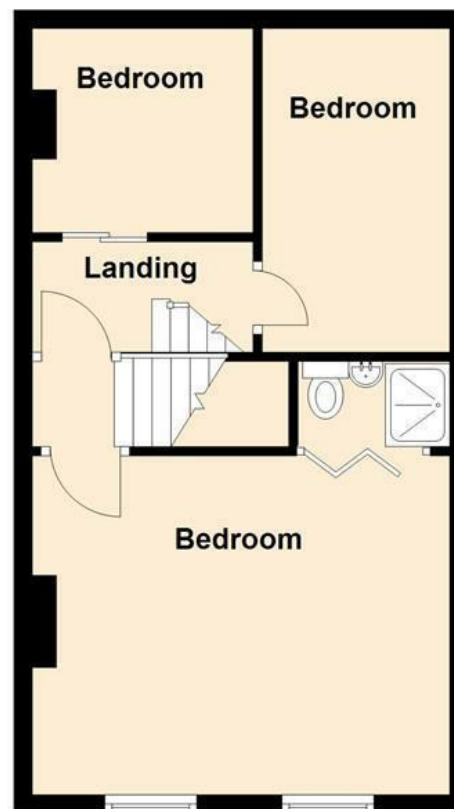
## Ground Floor

Approx. 46.8 sq. metres (504.3 sq. feet)



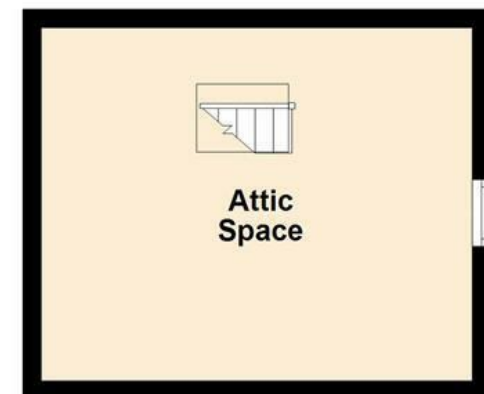
## First Floor

Approx. 37.8 sq. metres (406.7 sq. feet)

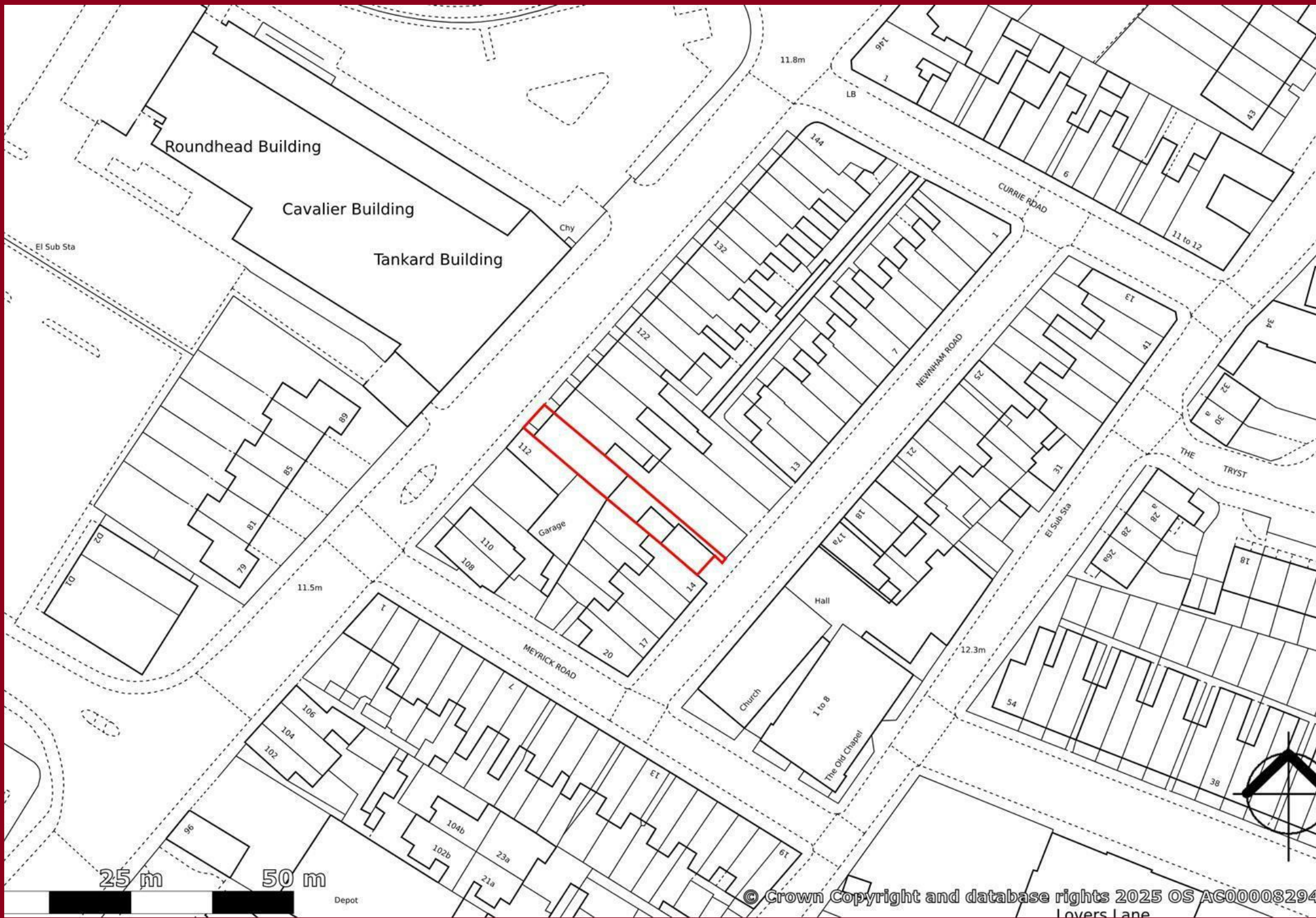


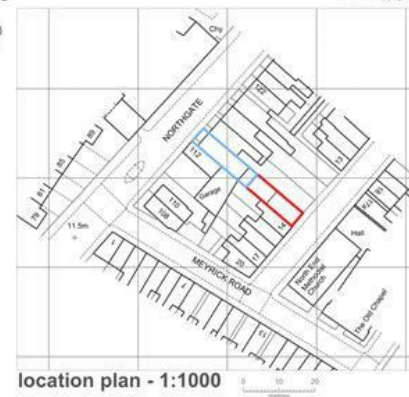
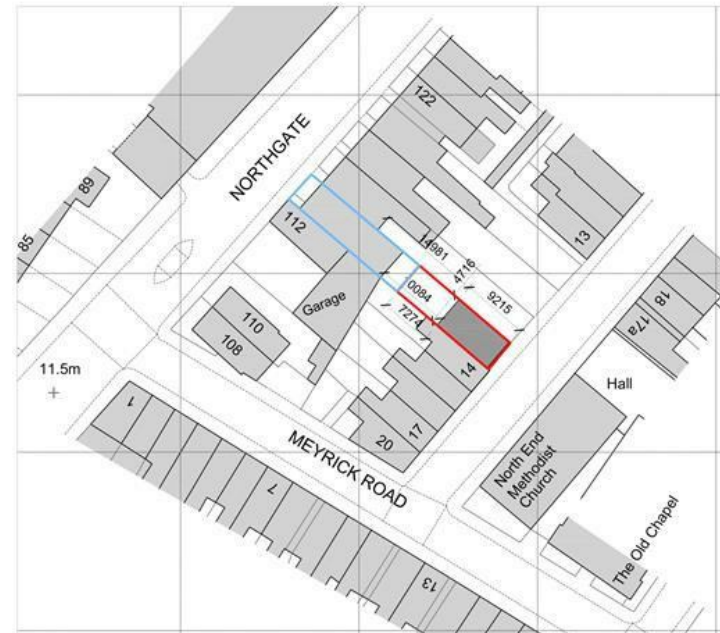
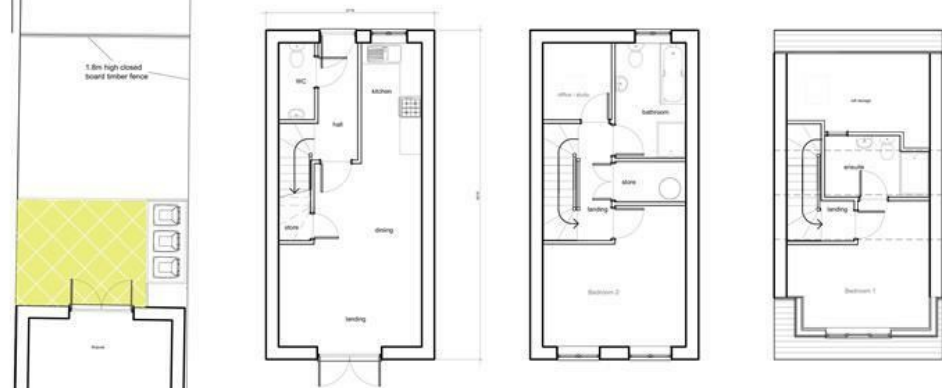
## Second Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 84.6 sq. metres (911.0 sq. feet)





|          |    |    |
|----------|----|----|
| 07.07.26 | rh | E  |
| 01.07.26 | rh | GD |
| 29.06.26 | rh | RE |
| 25.06.26 | rh | BR |
| 21.06.26 | rh | A  |
| 21.06.26 | rh | No |

Nick Hutchings Architect Ltd

Client

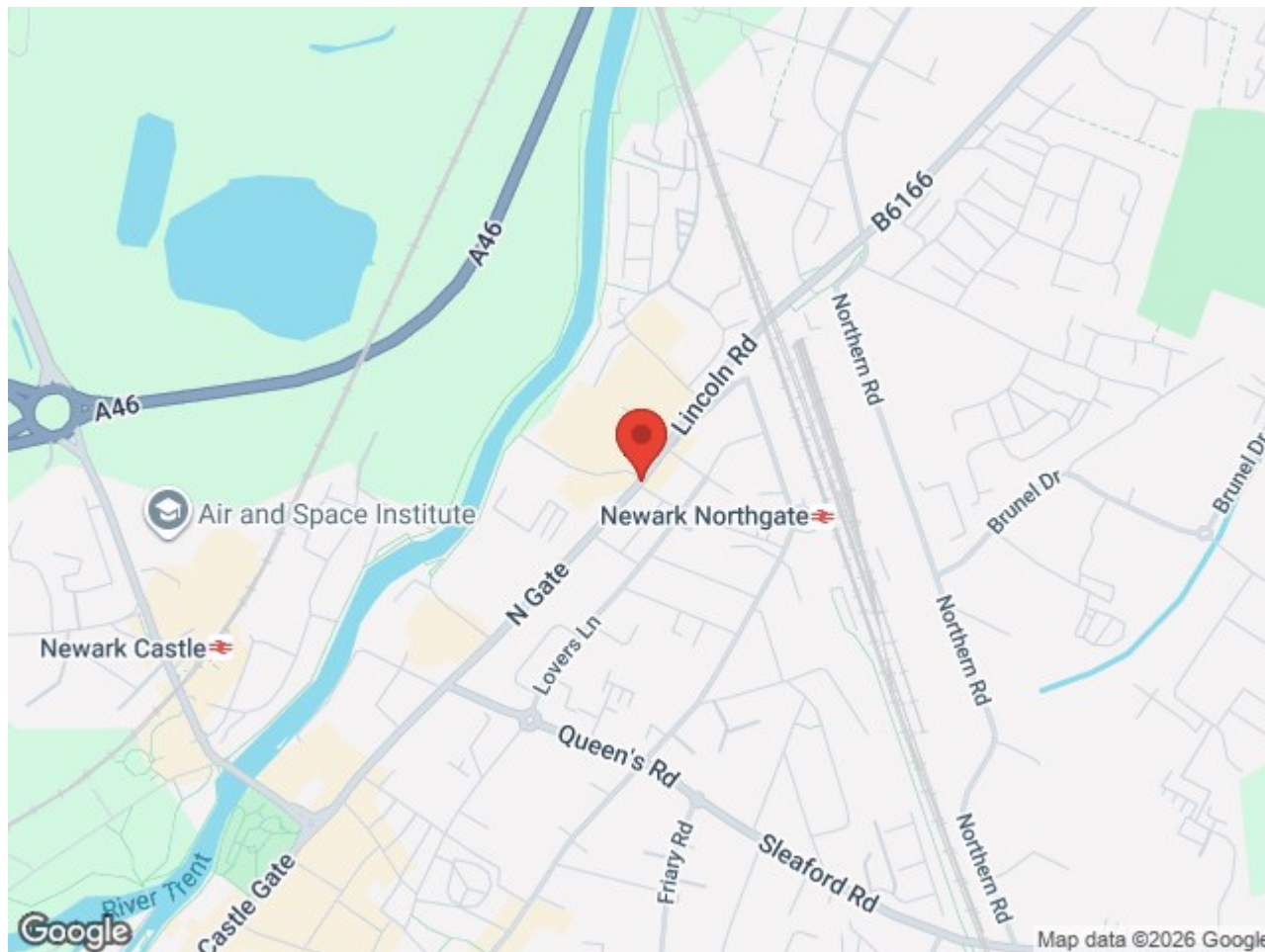
114 North Gate  
Newark  
NG24 1HJ

existing & proposed town house

502 P 01 E

scale - 1:100 (as shown) date - march 2026

DRAWN - NH



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 37      | 78                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
|                                                                 |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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 firm's 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.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

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



**RICS**



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
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