

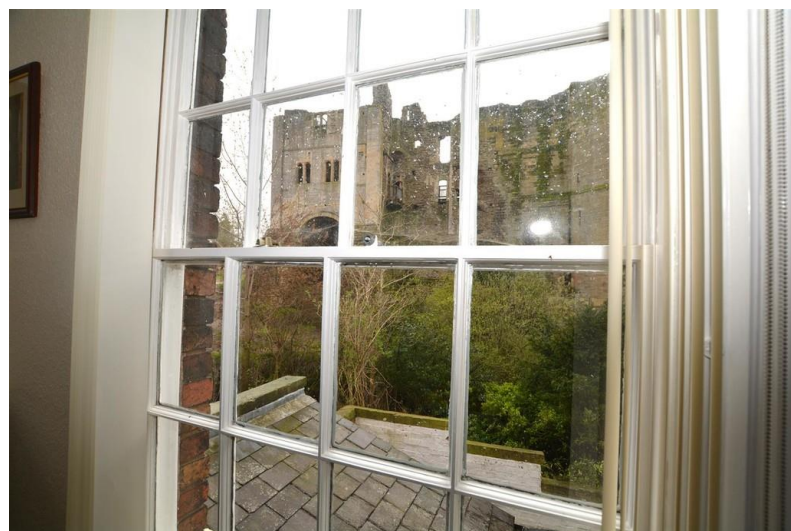


Trent Bridge House, Beastmarket Hill

Newark, NG24 1BN

Offers in Excess of £335,000

A unique opportunity to purchase a Grade II Listed detached property currently occupied as offices, situated in a prominent position adjacent to the historic Newark Castle and alongside the River Trent. The property is set behind an ashlar wall with chamfered coping and iron railings. Every window offers views of historic Newark, to the front the property over looks The Town Wharf and The Ossington building, to the side is the River Trent and to the rear Newark Castle. The former Toll House is believed to date from the 18th century with 19th century additions. The property can continue to be used as business premises offering numerous meeting/office rooms with large reception area or converted back to a family dwelling (subject to change of use and obtaining the necessary planning permissions).



Beastmarket Hill, , Newark, NG24 1BN



SERVICES

All mains services available. Gas central heating.

EPC RATING – Not Applicable – Grade II listed

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Set in the heart of Newark town centre and situated in a prominent position adjacent to the historic Newark Castle and alongside the River Trent.



Entrance Porch Entrance to porch. Further door gives access to:-

Reception/Sales Room 6.95 x 4.16 (22'9" x 13'7") Having windows to two elevations. Radiator.

Main Office/Meeting Room Two 4.23 x 3.78 (13'10" x 12'4") Window to the front elevation. Cast iron fireplace with tiled inserts. Radiator.

Inner Hall Having a large main entrance door with stained glass above. Flagstone flooring. Stairs rise to the first floor. Stairs down to cellar. Door to:-

Cellar Having two vaulted compartments.

Meeting Room One (River Room) 7.30 x 3.79 (23'11" x 12'5") Windows to two elevations giving views of both The Wharf and River Trent. Three radiators.

Office Three/ Stationery Room 4.71 x 3.63 (15'5" x 11'10") Large versatile room currently used as a stationary room. Window to the rear elevation. Door to rear porch. Radiator.

Porch/Boiler Room Housing the boiler serving the gas fired central heating system. Door to the rear paved courtyard.

Kitchen 4.72 x 2.26 (15'5" x 7'4") Fitted with a range of wall and base units inset with a stainless steel sink and drainer. Space for a cooking range. Radiator. Window to the rear elevation. Door off to the pantry room.

Store/Pantry 3.81 x 1.64 (12'5" x 5'4") Fitted with shelving. Door giving access to the side elevation and paved riverside terrace.

Ladies and Gents WC Fitted with low suite WC and wash hand basin. Window to the rear elevation.

First Floor Stairs rise to first floor landing. Further shallow stairs give split access to the front and rear meeting/office rooms. Further stair case gives access to the second floor. Window to the front elevation.

Office Four/ Members Room 3.81 x 4.32 (12'5" x 14'2") Having two windows to two elevations. Radiator.

Committee Room 3.81 x 4.32 (12'5" x 14'2") Window to the front and side elevations. Radiator.

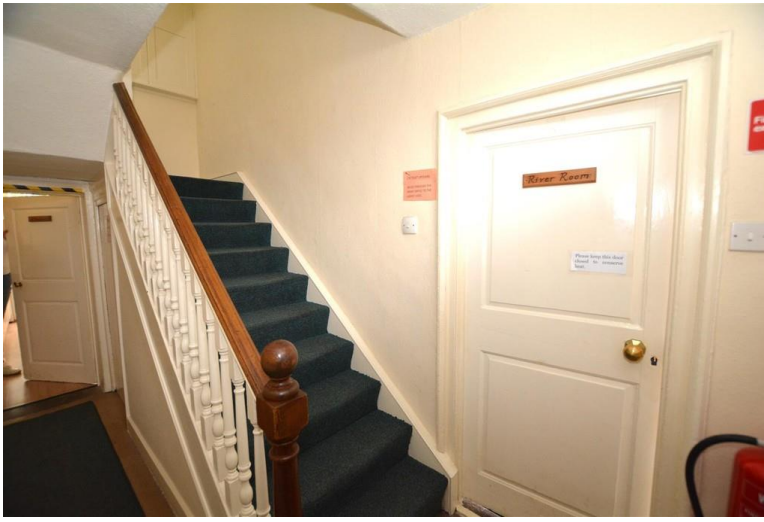
Office Six/Trent Room 4.64 x 3.81 (15'2" x 12'5") Two windows to two elevations. Radiator.

Office Seven/ Castle Room 4.71 x 3.98 (15'5" x 13'0") Window to the rear elevation with views of Newark Castle. Radiator.

Cloakroom/Bathroom 2.76 x 1.85 (9'0" x 6'0") Fitted with a white suite comprising low suite WC, wash hand basin and space for a shower. Radiator. Window to the rear elevation.

Second Floor Stairs rise to the second floor landing with





access to the store rooms.

Store One 4.33 x 3.81 (14'2" x 12'5") Window to side elevation. Radiator.

Store Two 4.33 x 3.49 (14'2" x 11'5") Window to side elevation. Radiator.

Local Authority Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

Services Gas and electricity are connected to the property. Drainage is via a private system connecting to the mains sewer. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Tenure Freehold with vacant possession.

Viewing Information By appointment with the office, call 01636 813971.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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TOTAL FLOOR AREA: 2790 sq ft approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

