

**FOR
SALE**



Rose Cottage, Weston Road, Egmanton, Newark, Nottinghamshire NG22 0HB

Guide Price £90,000 - Freehold

Chadwells
Estate & Letting Agents

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PROPERTY SUMMARY

No Upward Chain....Discover the charm and potential of this enchanting three-bedroom detached cottage nestled in the heart of Egmont. Built over 100 years ago, this delightful renovation project offers a rare opportunity to craft your dream home within approximately 0.15 hectares of land, complete with a private driveway, two generous reception rooms, and stunning views across open fields and towards the picturesque Egmont Church. The property's expansive orchard adds a unique touch of country living and ample outdoor space, making it an ideal retreat for those seeking tranquility and character in equal measure.

Set within the idyllic village of Egmont, this property is perfectly positioned to enjoy the peace and rural beauty Nottinghamshire has to offer. Egmont is renowned for its friendly community feel, historic church, and beautifully maintained countryside, providing a serene environment that is popular with families and individuals alike. The village benefits from local amenities, walking trails, and excellent access to nearby market towns and the city of Nottingham, ensuring convenience without compromising on natural beauty or privacy.

POINTS OF INTEREST

- No Upward Chain
- Three Bedroom Cottage
- Two Reception Rooms
- Private Driveway
- Renovation Project
- Built over 100 years ago
- 0.15 hectares of land
- Field Views and Egmont Church
- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'



Kitchen

7' 6" x 11' 0" (2.29m x 3.35m) Entre through wooden side door into kitchen which has tile flooring, ceiling light, window to side aspect, kitchen sink with drainer and base cupboard. Two doors lead into the downstairs w/c and the dining room.

W/C

3' 0" x 5' 0" (0.91m x 1.52m) With tile flooring, ceiling light, low flush w/c. Obscure window to rear aspect and storage cupboard.

Dining Room

12' 0" x 9' 0" (3.66m x 2.74m) Window to front aspect, fireplace, ceiling light and understairs cupboard.

Living Room

12' 1" x 9' 11" (3.68m x 3.02m) Window to front aspect, fireplace and ceiling light.

Stairs and Landing

7' 6" x 2' 2" (2.29m x 0.66m) Leading to first floor

Bedroom One

Window to front aspect, ceiling light and access to attic.

Bedroom Two

14' 1" x 8' 6" (4.29m x 2.59m) Window to front aspect and ceiling light.

Bedroom Three

12' 0" x 7' 1" (3.66m x 2.16m) Window to rear aspect and ceiling light.

Bathroom

6' 1" x 5' 1" (1.85m x 1.55m) Obscure window to rear aspect, panelled bath, pedestal wash basin and ceiling light.

Externally

With gated private driveway to the front with views looking over the village church and open country scenery.

Garden has a range of established shrubs and an orchard and is approximately 0.15 hectares.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A nonrefundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

MATERIAL INFORMATION

Council Tax: Band D

Council Tax: Rate £2,796.00

Parking Types: Driveway.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Mobile Signal

4G weak signal, not strong enough for smart meter electric meter

Construction Type

Brick, tiled roof, timber frame windows

Existing Planning Permission

Title: Removal of 16 conifer trees and the crown reduction of a single conifer and cherry tree at the front of the property, as detailed within the supplied Tree Survey Report for the subject property., Submitted Date: 11/09/2024 00:00:00, Ref No: 24/01609/TWCA, Decision: , Decision Date: N/A
Title: T1 Conifer - fell due to encroaching power lines and causing damage to driveway, Submitted Date: 05/09/2019 00:00:00, Ref No: 19/01620/TWCA, Decision: , Decision Date: N/A

Coalfield or Mining

It is indicated that this property is located within 1km of a coalfield or mining area.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

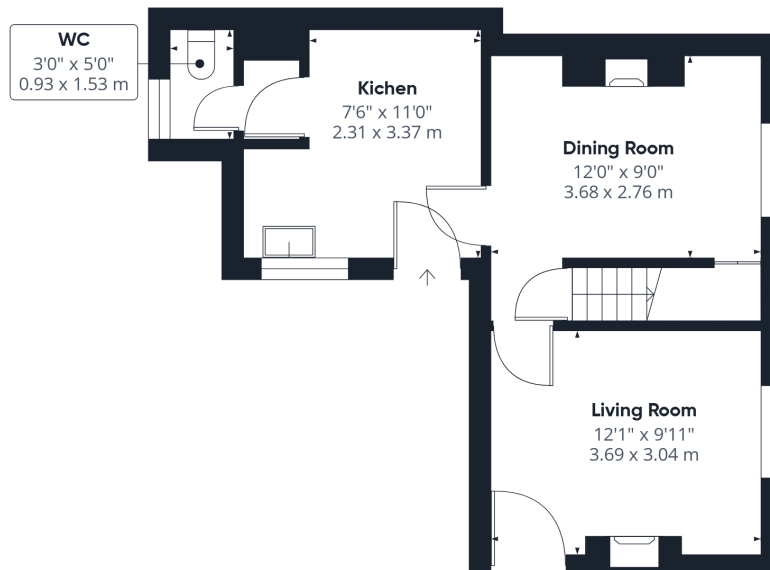
Is the property listed? No

Are there any restrictions associated with the property? No

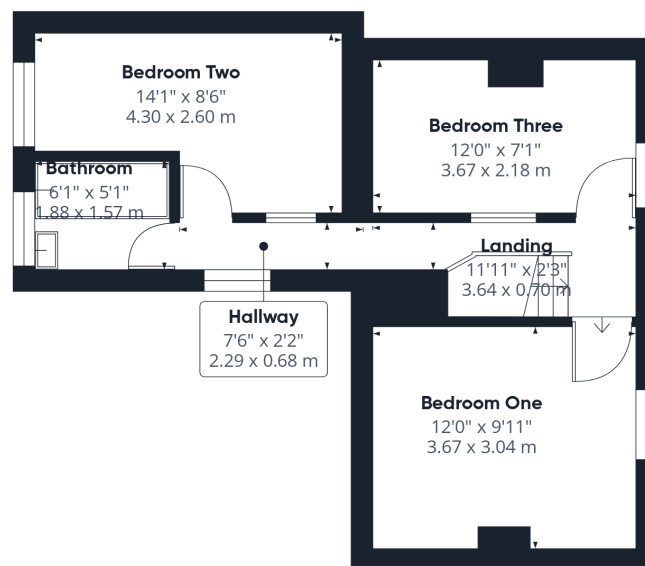
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No





Floor 0



Floor 1

Approximate total area^m

754 ft²

70.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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