# Lot 5

## Farmhouse for Restoration

### CLIPSTONE ROAD EDWINSTOWE NOTTINGHAMSHIRE NG21 9JD

A substantial late Victorian farmhouse in need of renovation having a range of traditional barns in a courtyard formation in a near parkland setting (5.00 acres) to the south of Edwinstowe, close to Center Parcs and Sherwood Pines, offering scope for profitable restoration and possible business uses.



### Tenure/Possession

Freehold with vacant possession, which will be given on completion which has been scheduled for Friday 10 June 2016.

### Solicitors

Freeths LLP - Bob Hughes Cumberland Court 80 Mount Street Nottingham NGI 6HH

0845 274 6854 bob.hughes@freeths.co.uk

### Services

Mains water and electricity are available. Private cesspit drainage.

Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.

### Local Authority

Newark and Sherwood District Council Council Tax Band F Kelham Hall Newark Nottinghamshire NG23 5QX

### Viewing Arrangements

The property will be open for viewing prior to the date of the auction on the following days:

SATURDAY AFTERNOONS between 2.00 and 4.00pm.

WEDNESDAY EVENINGS between 6.00 and 7.00pm.

# **Promap**

FOR IDENTIFICATION PURPOSES ONLY

### Ground Floor

Rear Entrance Porch 2.15m x 1.90m (7'0" x 6'3") 3.85m x 3.35m (12'9" x 11'0") 1.40m x 1.00m (4'6" x 3'3") Utility Room 2.35m x 1.00m (7'9" x 3'3") Pantry 4.85m x 4.30m (16'0" x 14'0") Main Sitting Room 4.85m x 3.55m (16'0" x 11'9") Dining Room

### First Floor

Bedroom One 4.35m x 4.05m (14'3" x 13'3") 4.30m x 3.65m (14'0" x 12'0") Bedroom Two 4.55m x 4.35m (15'0" x 14'3') Bedroom Three

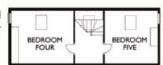
### Second Floor

Bedroom Four 4.35m x 3,70m (14'3" x 12'3") 3.65m x 3.55m (12'0" x 11'9") Bedroom Five



BEDROOM BATHROOM THREE BEDROOM BEDROOM ONE

Second Floor







### **Energy Performance Certificate Ratings**

A copy of the EPC can be viewed at: https://www.epcregister.com/direct/report/8524-7821-2850-9739-9992