

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.



FOR IDENTIFICATION PURPOSES ONLY

Ground Floor	
Rear Entrance Porch	2.15m x 1.90m (7'0" x 6'3")
Kitchen	3.85m x 3.35m (12'9" x 11'0")
Utility Room	1.40m x 1.00m (4'6" x 3'3")
Pantry	2.35m x 1.00m (7'9" x 3'3")
Main Sitting Room	4.85m x 4.30m (16'0" x 14'0")
Dining Room	4.85m x 3.55m (16'0" x 11'9")
First Floor	
Bedroom One	4.35m x 4.05m (14'3" x 13'3")
Bedroom Two	4.30m x 3.65m (14'0" x 12'0")
Bedroom Three	4.55m x 4.35m (15'0" x 14'3")
Second Floor	
Bedroom Four	4.35m x 3.70m (14'3" x 12'3")
Bedroom Five	3.65m x 3.55m (12'0" x 11'9")



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 NG1 6HH

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

Services

Mains water and electricity are available. Private cesspit drainage. (untested)

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.

Energy Performance Certificate Ratings

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

