

7 high street
hucknall
nottingham
NG15 7HJ

need2view
property services
Sales & Lettings

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**NO
CHAIN**

THE COTTAGE, STATION ROAD

HUCKNALL

NOTTINGHAM

NG15 7UD



£79,950

VIEWING

By appointment through the selling agent on (0115) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ

TENURE

Freehold

- Derelict Cottage and Land
- Existing Consent for Two Self Contained Residential Units
- Conveniently Situated within Hucknall Town Centre
- Within Comfortable Walking Distance of Trams, Trains and Bus Routes

THE COTTAGE, STATION ROAD, HUCKNALL, NOTTINGHAM

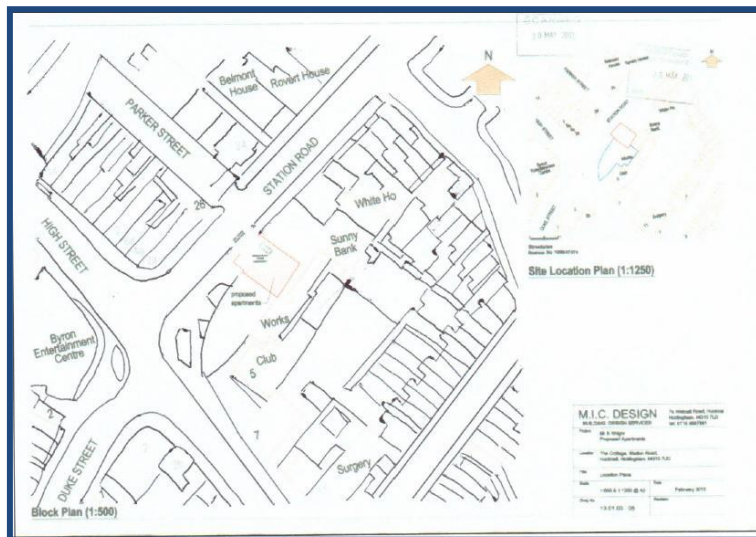
DIRECTIONS

Upon leaving our Hucknall office, turn right onto the High Street, turn left at the traffic lights onto Station Road and the property can be easily identified by our 'For Sale' board on the right hand side.

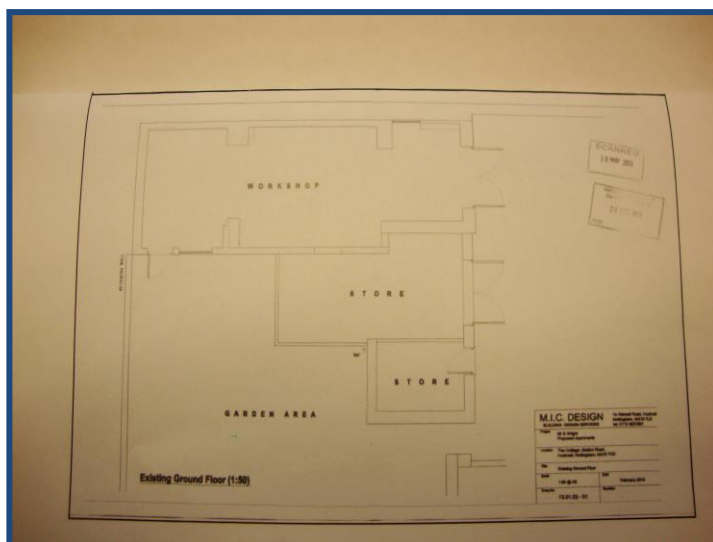
This is a derelict cottage and land with planning permission for the conversion of existing business use into two self contained residential units (C3).

Ashfield District Council Planning Reference Number: V/2013/0284

SITE PLAN

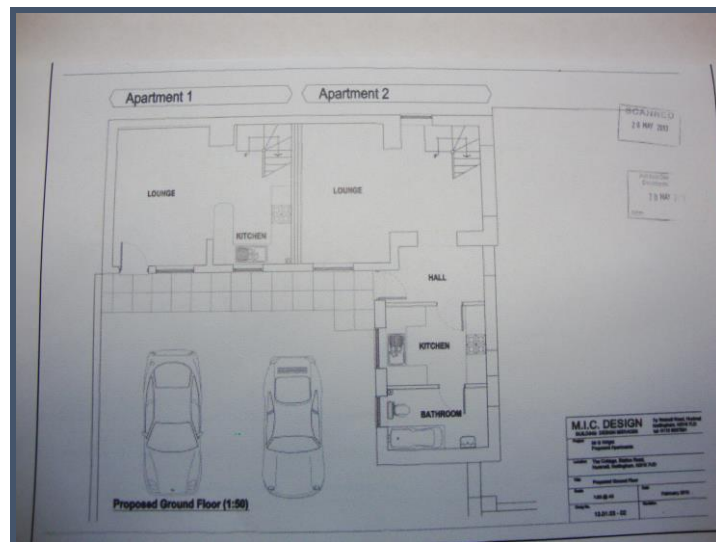
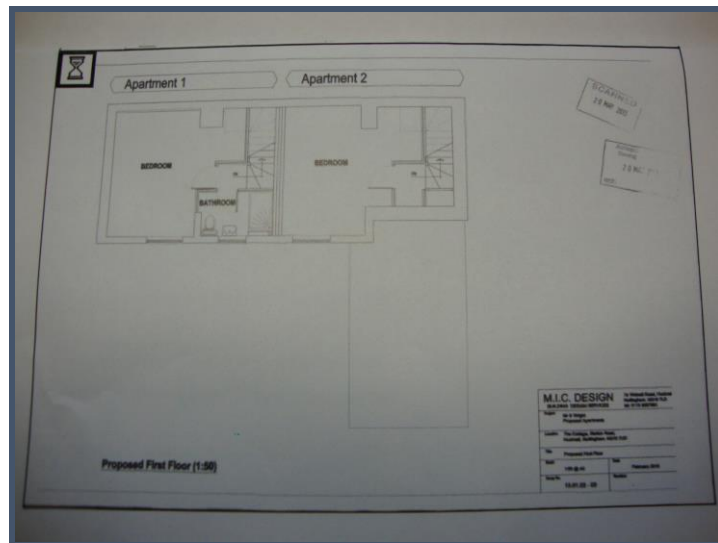


FLOOR PLANS EXISTING



THE COTTAGE, STATION ROAD, HUCKNALL, NOTTINGHAM

FLOOR PLANS - PROPOSED



ELEVATIONS



THE COTTAGE, STATION ROAD, HUCKNALL, NOTTINGHAM

THE LOCATION

Situated right in the heart of Hucknall town centre and easily accessible to a diverse mix of amenities, cafes, restaurants, sports and leisure facilities and shops, including a large Tesco Superstore. Benefitting from an abundance of local routes, with Nottingham city centre being within easy reach by tram, train or bus. There are major link roads to the M1 motorway within close proximity.

PLANNING

Planning consent was granted by Ashfield District Council July 2013 under planning reference number V/2013/0284. Further planning enquiries should be addressed to **Ashfield District Council Offices at Urban Road, Kirkby in Ashfield, Nottingham NG17 8DA.**

THE COTTAGE, STATION ROAD, HUCKNALL, NOTTINGHAM

AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchasers needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients' investment.