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FOR SALE

£500,000

112 North Road, Retford, Nottinghamshire. DN22 7XN



Offered for sale within our Signature Range and with an early viewing being most highly recommended is the former Claremount Nursery that offers great potential to convert back to Residential or subject to necessary planning being granted/approved has the possibility to develop the land to accommodate a number of dwellings. Set on most generous grounds with 20 front parking spaces, the property requires general updating or modernisation to re-open as a working children's nursery or residential home. Having uPVC double glazed windows and gas central heating, the property also offers a rear outbuilding that was used as a staff room/office and kitchen area. The main building has three main rooms, one being 8.39m in length and the other being 13.15m in length, a kitchen area, rear conservatory, block of W.C's. This is a unique opportunity to purchase this truly one of development opportunity.

Accommodation

Entrance Area

Room One 1.96m x 1.78m (6' 5" x 5' 10")

Room Two 8.39m x 4.51m (27' 6" x 14' 10")

Room Three 13.15m x 4.57m (43' 2" x 15' 0")

Room Four 4.62m x 3.65m (15' 2" x 12' 0")

Room Five 2.43m x 1.77m (8' 0" x 5' 10")

Kitchen 3.72m x 3.25m (12' 2" x 10' 8")

Rear Conservatory 9.23m x 3.89m (30' 3" x 12' 9")

Block of W.C's 5.11m x 3.52m (16' 9" x 11' 7")

Outside

Former Staff Room/Kitchen 6.05m x 2.98m (19' 10" x 9' 9")

Office 4.02m x 3.52m (13' 2" x 11' 7")

Parking

Double gated parking to the front with parking spaces for 20 vehicles.

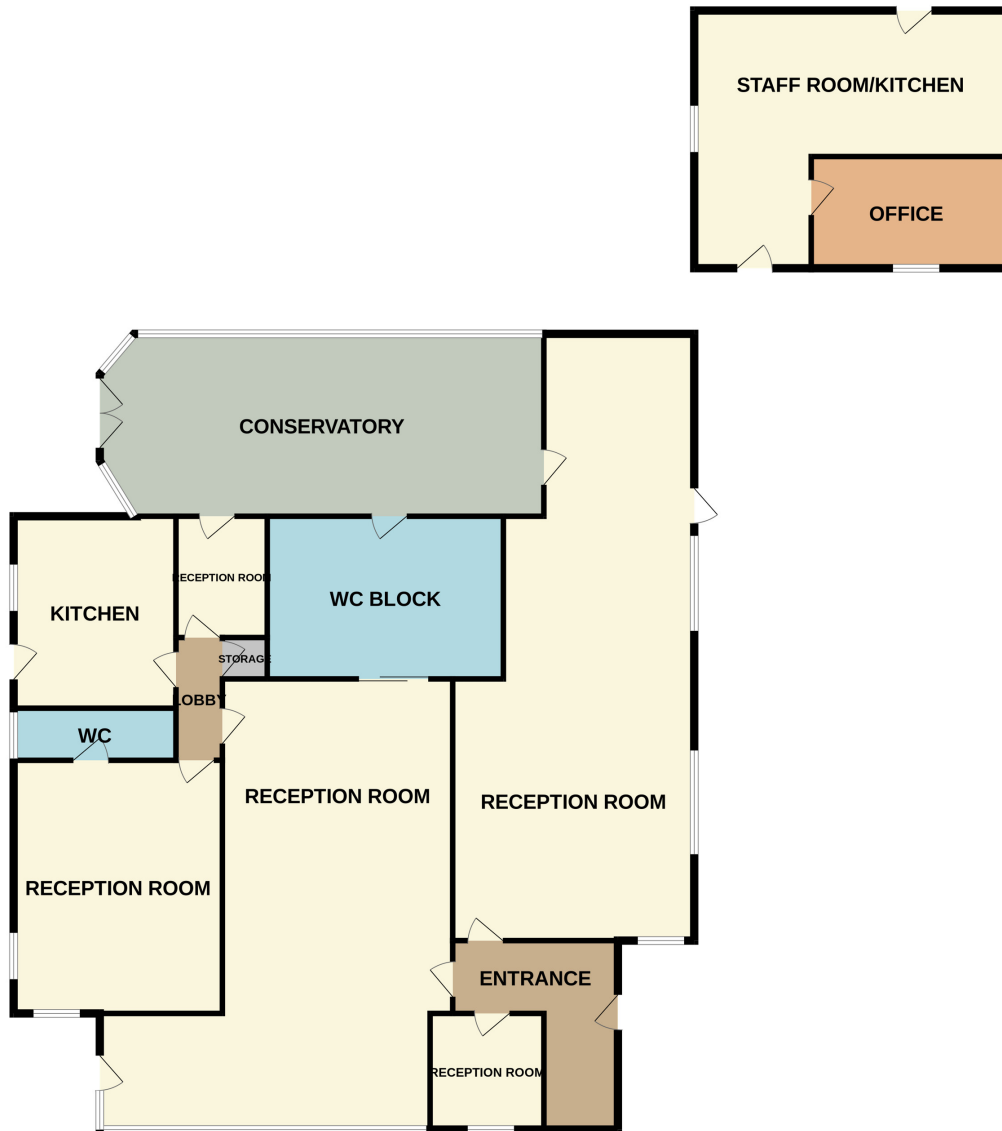
Gardens

A most generous plot with enclosed rear garden.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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