



Ollerton Hall, Main Street, Ollerton, Newark, Nottinghamshire NG22 9AD

Substantial Country Hall

- ▶ **c. 10,171 sq ft (944 sq m)**
- ▶ **Grade II* Listed property on a 1.88 acre site**
- ▶ **Requires modernisation and restoration**
- ▶ **Suitable for a variety of uses, subject to planning**

For enquiries and viewings please contact:



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Location

Ollerton Hall is located on the eastern fringe of Ollerton village which lies within the District of Newark and Sherwood. Ollerton Village is located in North Nottinghamshire positioned approximately 8.5 miles north east of Mansfield town centre, 12.5 miles north west of Newark town centre and 18.5 miles north of Nottingham city centre.

Ollerton Hall occupies a prominent corner position bounded by Ollerton Road (to the north), Main Street (to the east) and the River Maun (to the west). To the south/rear boundary lies a residential dwelling.

Access to Ollerton Hall is from Main Street which in turn leads to Ollerton Road. Ollerton Road provides access into Ollerton and the A614. The A614 provides direct access to the A1(M) motorway, approximately 6.5 miles to the north and is the main route to Nottingham city centre to the south.

Description

Ollerton Hall is a former country house dating back to c. 1700. The Hall is in a dilapidated condition but benefits from a variety of remaining traditional features. In brief, the Hall comprises a three storey structure beneath a hipped roof.

Internally the Hall is configured to provide a series of rooms which have been stripped back and now require substantial refurbishment.

Externally the Hall is within a walled garden with gated access to Main Street. The property sits within grounds totalling c. 1.88 acres (0.76 ha).

Accommodation

	Sq M	Sq Ft
Ground floor	350	3,767
First floor	350	3,767
Second floor	245	2,637
Total	944.9	10,171

It is estimated the property provides the above approximate accommodation measured on a Gross Internal basis. Interested parties are to confirm the floor areas through their own inspection.

The property sits on a site of c. 1.88 acres.

Planning

The property is Grade II* Listed and situated within Ollerton Conservation Area. The boundary wall to the north east and south east of the property are independently Listed Grade II. We understand the property benefits from C2 (Residential Institutions) Use under the Town & Country Planning (Use Classes) Order 1987 and its subsequent amendments. Free pre application advice is available via Newark and Sherwood District Council - 01636 650000.

Tenure

The property is available on a long leasehold basis on terms to be agreed. It is envisaged that the purchaser will be under an obligation to undertake an agreed refurbishment programme tested against certain milestones. Once the refurbishment is complete consideration may be given to transferring the freehold interest for a nominal sum.

Interested parties are advised to make their own enquiries of Newark & Sherwood Council with regards to their proposed use of the property.

Price

Offers are invited on a conditional or unconditional basis.

Legal Costs

Each party will bear their own legal costs in the transaction.

Viewings

Viewings are by appointment with sole agents Innes England and an inspection disclaimer must be signed by all parties prior.

Information Pack

An information pack is available online from the agents website: www.innes-england.com

The information pack contains the following documents:

- Title
- Floor plans
- Condition survey
- Structural Report
- Historic Significance Appraisal
- Planning Brief

Access to the database is password protected and available from the agents.

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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