



Residential Portfolio in NG24

London Road, Balderton, Newark,
Nottinghamshire, NG24 3BN

£360,000 Starting Bid

Double Garage parking

Property features

- ✓ Immediate 'Exchange Of Contracts' Available
- ✓ Spacious Detached Three Bed Main House
- ✓ Live & Work from Home Income Potential of £44,000 per Annum
- ✓ Great Parking Facilities
- ✓ Being Sold Via 'Secure Sale'

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This property is being sold via secure sale

Representing a rare and exciting opportunity for those seeking a family home combined with an established income-generating business, this spacious detached property incorporates a separate three bedroom home and four fully self-contained one-bedroom studio units, each offering excellent privacy and independent access.

The four studios are arranged to provide a bedroom/living area, kitchenette and ensuite bathroom, with each unit benefiting from its own separate entrance and being completely private from both the other studios and the main residence. Based on 50 weeks' rental income, the studios offer a potential gross rental income of approximately £44,000 per annum, with actual income dependent upon occupancy.

The main residence provides comfortable and well-proportioned accommodation and offers the ideal opportunity for an owner to live on site while managing the business, although the property could equally be considered as a wider investment opportunity. The accommodation comprises an entrance hall, spacious living room, kitchen open plan to a dining room with a useful utility room off, while to the first floor are three generous bedrooms, including a principal bedroom with ensuite bathroom and a large dressing area, together with a further family bathroom.

Externally, the property benefits from a large block-paved driveway providing parking for multiple vehicles, together with a generous, low-maintenance rear garden. Further benefits include gas central heating and uPVC double glazing.

The main house could also potentially generate rental income of around £12,000 per annum, giving a combined potential gross rental income in excess of £65,000 per annum when fully occupied. The property is being offered for sale due to the current owners' retirement, providing a particularly interesting opportunity for an incoming purchaser to continue the existing business model, subject to their own requirements and any necessary consents. Income multiples and returns will naturally be dependent upon occupancy levels.

Situated within a popular residential location in Newark, the property combines substantial living accommodation with an attractive income-producing opportunity and is likely to appeal to investors, owner-occupiers looking for a live/work arrangement, or those seeking an established business opportunity with significant further potential.

Please note we have not inspected this property.

Price: Starting Bid £360,000

Property Type: Residential Portfolio

Business Type: B & B's

Parking: Double Garage

Location

Situated within a popular residential location in Newark, the property combines substantial living accommodation with an attractive income-producing opportunity and is likely to appeal to investors, owner-occupiers looking for a live/work arrangement, or those seeking an established business opportunity with significant further potential.

Accommodation

The four studios are arranged to provide a bedroom/living area, kitchenette and ensuite bathroom, with each unit benefiting from its own separate entrance and being completely private from both the other studios and the main residence. Based on 50 weeks' rental income, the studios offer a potential gross rental income of approximately £44,000 per annum, with actual income dependent upon occupancy.

Accommodation

The main residence provides comfortable and well-proportioned accommodation and offers the ideal opportunity for an owner to live on site while managing the business, although the property could equally be considered as a wider investment opportunity. The accommodation comprises an entrance hall, spacious living room, kitchen open plan to a dining room with a useful utility room off, while to the first floor are three generous bedrooms, including a principal bedroom with ensuite bathroom and a large dressing area, together with a further family bathroom.

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Tenure

NT285201 - Freehold

Council tax

Band E

EPC

EPC rating C

Additional information

For further information please contact the team on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.

GROUND FLOOR



1ST 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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London Road, Balderton, Newark, Nottinghamshire, NG24 3BN

Contact your local branch today for more information on this property:

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