

The Nursery, Carlton Hall, Carlton-on-Trent, NG23 6LP



Walled Garden of Historic House

- Located in the grounds of Carlton Hall
- Rural location close to the A1
- Wide variety of possible commercial uses
- Price on application

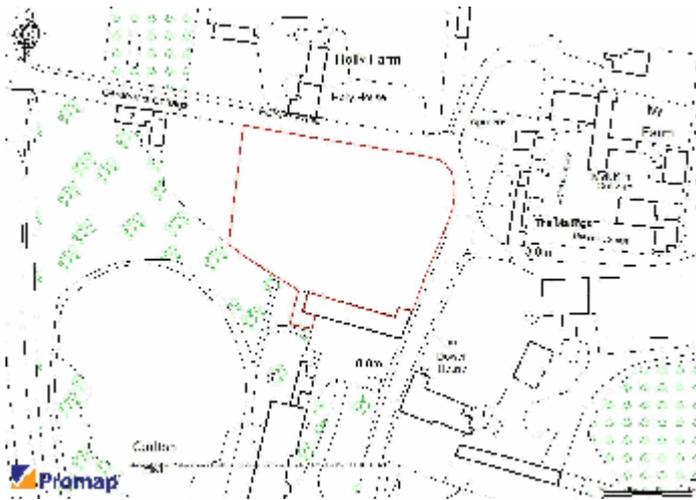
£1 pcm, unfurnished

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Location

DISTANCES:

Newark-on-Trent - 8 miles

Worksop - 18.5 miles

Mansfield - 19.5

Lincoln - 22.5 miles

Nottingham - 27 miles

Newark to London Kings Cross - 1 hour 30 minutes

(All mileages and times are approximate)

SITUATION:

The Nursery stands at the heart of the rural village of Carlton-on-Trent, off Church Lane and in the grounds of the 18th century Carlton Hall. The A1 runs along the village boundary, with the adjacent junction giving direct access to the village from the northbound and southbound carriageways.

Detailed Description

The Nursery is formed of the Carlton Hall walled garden extending to approximately 0.94 acres and includes a range of bedding areas.

PLANNING:

Newark and Sherwood District Council have granted consent (Application Number: 04/00222/FUL) at the Property for a Nursery including sales to the public and two polytunnels to be erected. However, alternative uses will be considered by the Landlord, subject to planning approval where required.

THE STABLE BLOCK:

The adjoining Stable Block is also available To Let separately or as a whole with The Nursery. Particulars are available from Savills for The Stables.

Tenancy

The property is to be offered To Let on a new lease under the Landlord and Tenant Act 1954. The length of the Tenancy and Heads of Terms are flexible and subject to negotiation.

Any letting will be subject to confirmation of identity and credit checks.

The tenant shall be responsible for an administration charge for obtaining references prior to preparing the tenancy agreement of £175.00 plus VAT payable by the successful applicant prior to the commencement of the tenancy.

Services

Mains water and electricity is connected. A W/C is shared with the neighbouring Stable Block.

Viewing

Strictly by appointment with Savills.

DIRECTIONS:

Travelling from Newark, join the A1 and travel northbound for approximately 5.5 miles, exiting at the junction signposted for Carlton. Turn right for Carlton-on-Trent, cross the A1 bridge and continue straight over the cross roads. Follow the road around and The Nursery is on the right. From the north, leave the A1 at the junction signposted for Carlton and at the end of the slip road turn left. Continue straight over the cross roads and follow the road around and The Nursery is on the right.

Note: Photographs taken May 2014. The plan is published for the purposes of identification only.