



EDLIN & JARVIS
ESTATE AGENTS



11 Strawberry Hall Lane
Newark, NG24 2EX

Offers Over £300,000



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*****EXCEPTIONAL OPPORTUNITY***** Detached Three Bedroom Bungalow on a 0.45-Acre Plot with Full Development Opportunity

An unmissable proposition for home buyers, multi-generational families, and developers alike. Nestled on a substantial 0.45-acre plot along Strawberry Hall Lane in Newark-on-Trent, this impressive property offers expansive accommodation, extensive outbuildings, and incredible approved growth potential.

Adding extraordinary value to the site, the plot comes complete with Full Planning Permission granted by Newark and Sherwood District Council (Ref: 25/00400/FUL) for the erection of an additional detached two bedroom bungalow within the grounds—making this an exceptionally versatile investment whether you plan to build for family, sell the plot, or develop.

Internal Accommodation

The current bungalow provides bright, spacious single-story living with a flow designed for comfort and day-to-day practicality:

Entrance Hall: A welcoming central hall providing access across the main living quarters.

Lounge: Generous in size, featuring natural light and plenty of space for entertaining and family relaxation.

Breakfast Kitchen: Practical storage and workspace, alongside dedicated space for breakfast table and a pantry

Utility Room: Separate utility area offering additional storage and laundry space.

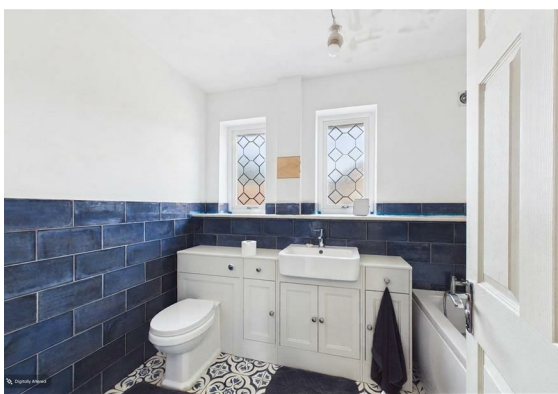
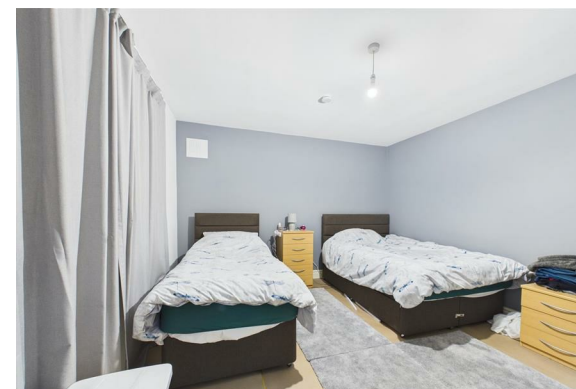
Master Bedroom with En-Suite: A spacious master bedroom with its own private en-suite shower room.

Two Further Bedrooms: Well-proportioned rooms offering flexibility for family, guests, or a dedicated home office.

Family Bathroom: Main bathroom serving the remaining bedrooms.

Gardens & Extensive Outbuildings

The external space is where this property truly sets itself apart, offering endless possibilities for gardeners, vehicle enthusiasts, or home business operations:





Garaging & Workshop: A magnificent 32ft garage paired with a separate 32ft workshop provides unmatched vehicle storage, workspace, or hobby facilities.

Gardens & Orchard: The sprawling 0.45-acre grounds feature a delightful mini orchard, mature trees, established shrubs, a polytunnel for self-sufficiency, and two separate garden stores.

Secure Gated Parking: Accessed via secure double entrance gates, the expansive driveway offers extensive off-road parking for multiple vehicles, motorhomes, or commercial vehicles.

Planning Permission Details

Local Authority: Newark and Sherwood District Council

Application Number: 25/00400/FUL

Proposal: Full planning consent for a single detached two bedroom bungalow on the site.

Full plans and documents can be inspected directly via the Newark and Sherwood planning portal.

Location: Strawberry Hall Lane, Newark-on-Trent

Situated along Strawberry Hall Lane, this position comes with convenient access to essential local amenities and major transportation routes:

Local Amenities: Minutes away from Newark's historic Market Place, major supermarkets, healthcare services, leisure facilities, and local schools.

Rail Links:

Newark Northgate Station: Direct East Coast Mainline services reaching London King's Cross in around 75 minutes.

Newark Castle Station: Regular regional services running to Nottingham, Lincoln, and Leicester.

Road Connections: Direct access to major arteries including the A1, A46, and A17, making regional commuting around Nottinghamshire and Lincolnshire simple and direct.

Lounge

15'7" x 15'6" (4.75m x 4.72m)
max measurements

Kitchen

13'9" x 12'0" (4.20 x 3.66)

Bedroom One

14'3" x 11'9" (4.34m x 3.58m)

En-suite

8'4" x 6'2" (2.55 x 1.89)

Bedroom Two

16'9" x 10'9" (5.11m x 3.28m)
max measurements

Bedroom Three

11'0" x 10'7" (3.35m x 3.23m)

Bathroom

7'8" x 6'4" (2.34m x 1.93m)

Utility Room

8'3" x 7'6" (2.51m x 2.29m)

Garage

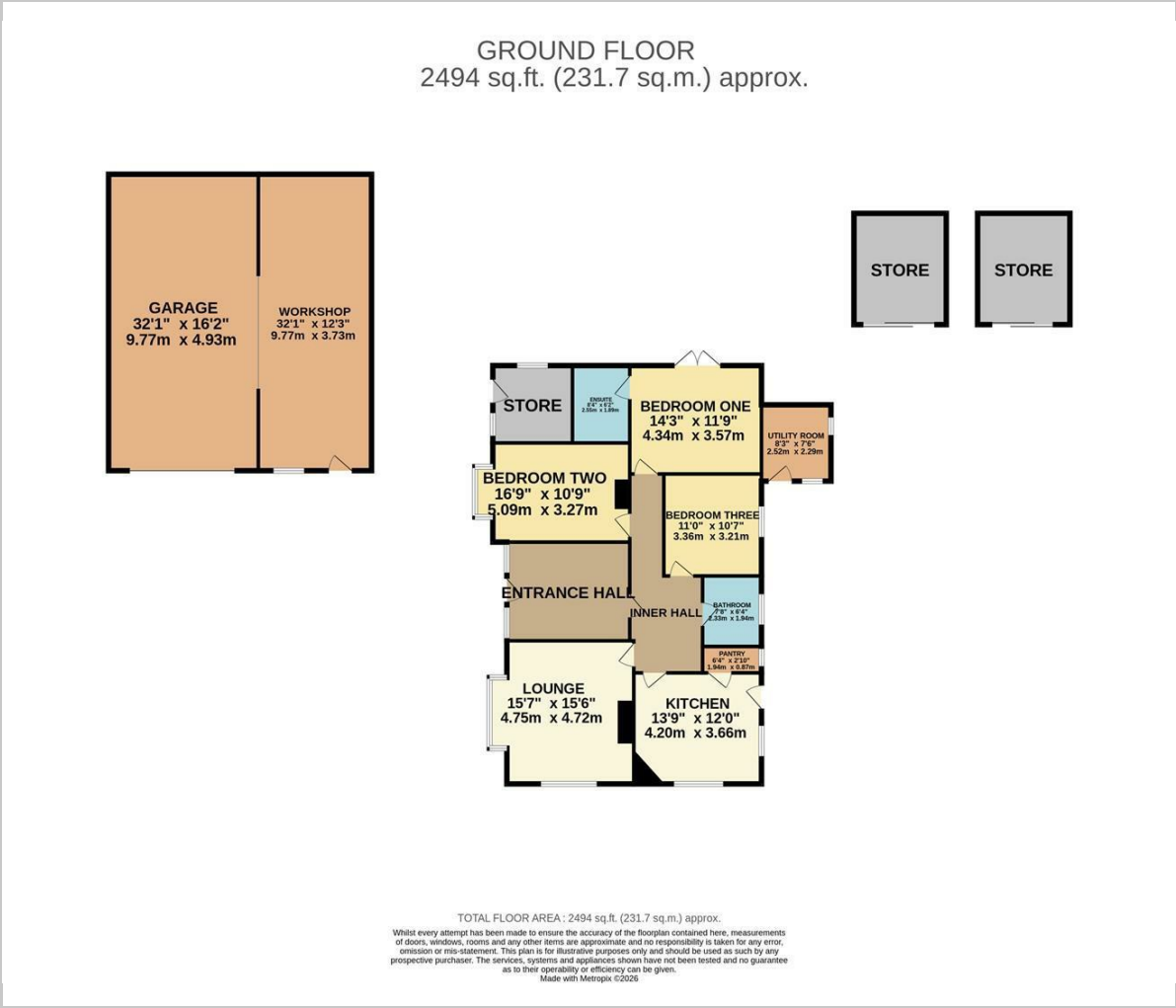
32'1" x 16'2" (9.78m x 4.93m)

Workshop

32'1" x 12'3" (9.78m x 3.73m)



Floor Plan



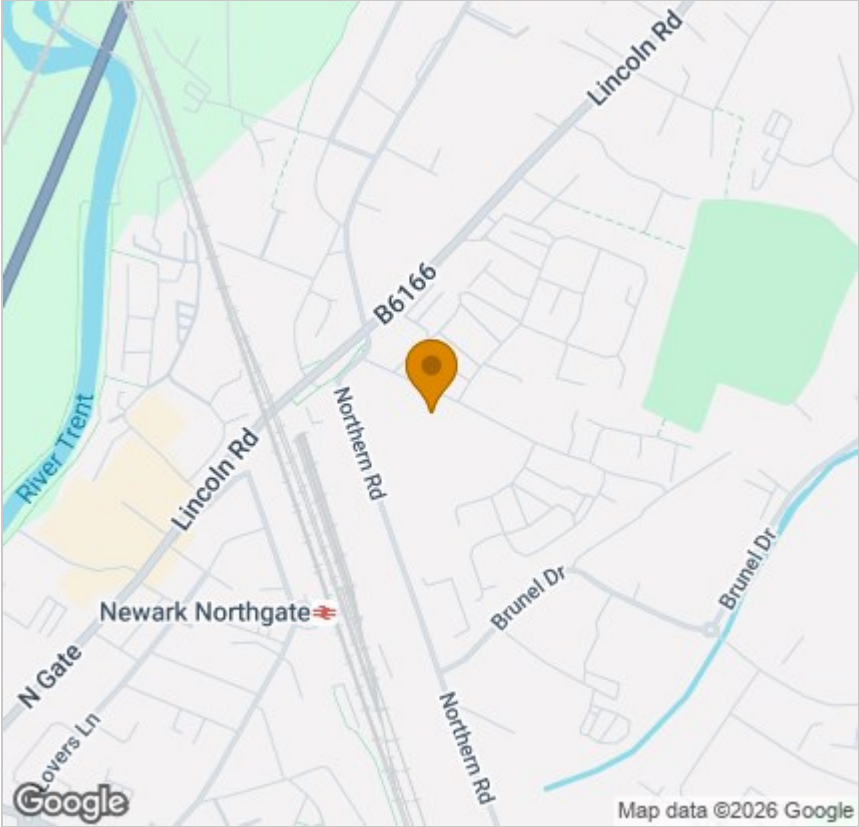
Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

