



8 Pasture Grove,
Collingham, NG23 7RU

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**** SHARED OWNERSHIP PURCHASE ** SOLD AS SEEN ****

(Price shown is 50% purchase. Full purchase price would be £195,000)

Built in 2018, this modern mid town house provides accommodation arranged over two floors including; a living room, an inner hallway, a fitted kitchen with French doors opening to the rear, plus wc on the ground floor, with the first floor landing giving access to two double bedrooms, and the bathroom.

Benefiting from gas central heating, and double glazing, the property has an enclosed garden to the rear, and a block paved driveway providing off road parking to the front.

Offered to the market with no upward chain, and on a Shared Ownership Purchase basis. An ideal first time purchase!

50% Shared Ownership £97,500





ACCOMMODATION

The entrance door opens directly into the living room.

The living room has a window to the front, stairs rising to the first floor an under stairs store, and a door into the inner hallway.

The inner hallway has a fitted work surface with plumbing for washing machine beneath, a door into the ground floor wc, and open access to the fitted kitchen.

The ground floor wc has a wash hand basin, and a wc.

The fitted kitchen has wall and base units, roll edge work surfaces, a one and a half bowl stainless steel sink and drainer unit, an electric oven, and a gas hob. There are French doors opening to the rear garden from here.

On reaching the first floor, the landing gives access to two double bedrooms, and the bathroom.

Bedroom one has a window to the front, and a built in double wardrobe.

Bedroom two has a window to the rear.

Completing the accommodation, the bathroom has a bath, a wash hand basin, and a wc.

OUTSIDE

At the front of the property, the block paved driveway provides off road parking, and in turn gives access to the entrance door.

Enclosed by timber screen fencing, the rear garden includes a slabbed patio seating area, with a shaped lawn beyond.

SHARED OWNERSHIP INFORMATION

The property is offered to the market on a Shared Ownership Purchase basis. Shares can be purchased between 25% and 75% on the first purchase, with rent (per month) then payable as follows:-

25% = £335.16 PCM

50% = £223.44 PCM

75% = £111.72 PCM

For information about the qualification and application process, please contact Thomas James Estate Agents.

LEASEHOLD & SERVICE CHARGE DETAILS

We are advised that the property is leasehold, and since this is a protected area, the property will remain leasehold. We are informed that the lease issued will be for 990 years, with a commencement date of when the property was originally owned by the vendor.

We understand that the estimated service charge for the period 1 April 2026 to 31 March 2027 will be levied at £27.67 per month. This is subject to change, and is payable to the management company Premier Estates Ltd.

LOCAL CONNECTION REQUIREMENT

It should be noted that there is a Local Connection Requirement for the first 4 weeks of marketing this property. A person who:-

- (a) was born in Collingham and/or
- (b) lives in Collingham and/or
- (c) has lived in Collingham but has been forced to move away because of lack of Affordable Housing and/or
- (d) whose work provides important services and who needs to work closer to the local community

Council Tax Band

Council Tax Band A. Newark & Sherwood District Council.

Amount Payable 2025/2026 £1,684.58.

Collingham

The village of Collingham is situated approximately 6 miles from the market town of Newark. There is a range of shops in the village, plus a pharmacy, a medical centre, a dentist, a post office, a library, a primary school, churches, and public houses. Excellent for commuters, Collingham enjoys easy access to main road routes, and also has a railway station with frequent trains to Lincoln, Newark and Nottingham.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

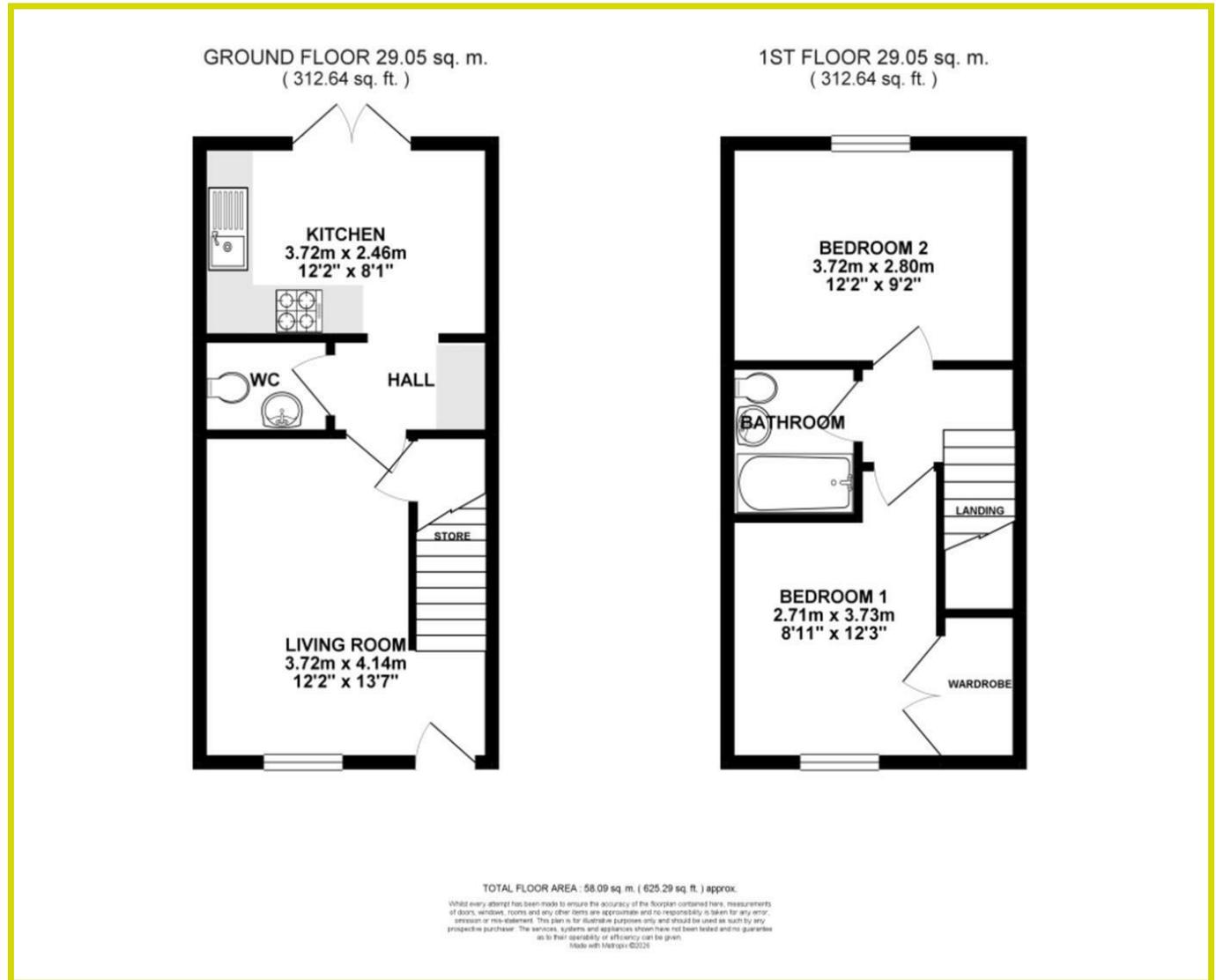
These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	86 87
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	



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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

