

Lot 2

Lot 1

For indicative purposes only

For Sale via Private Treaty Barn Conversion & Development Opportunity at Willoughby Farm, Carlton Lane, Norwell, Newark, Nottinghamshire, NG23 6JY

DESCRIPTION

An exciting opportunity to purchase a former farmyard with a range of agricultural buildings which have the benefit of planning consent granted for a comprehensive scheme of redevelopment. The opportunity comprises of change of use to residential and the erection of five dwellings and associated gardens, together with consent for the conversion of a traditional brick barn to residential use.

The site is splendidly situated with open countryside views to the front and rear and extends in total to approximately 1.94 acres (0.79 of a hectare). It has the benefit of two separate access points off Carlton Lane and is located approximately 0.60 of a mile from the sought after rural village of Norwell and approximately 9.0 miles north of the market town of Newark.

The property is for sale as a whole or in two separate lots.

TITLE & TENURE

The property is sold freehold with vacant possession granted upon completion.

VIEWINGS

We ask that all viewings of the property are made via private appointment with the selling agent, by calling the office on telephone number 01538 372006 or emailing leek@whittakerandbiggs.co.uk

Guide Price For The Whole – Offers in excess of £950,000

DESIGN CONCEPT FOR LOT 2

In terms of design concept, the scheme is based on a faux farmyard consisting of traditional barns and a modern Dutch barn which all have the appearance of having been “converted”

The following design principles relate to each plot as follows:

Plot	Design Principle
1	'L' shaped traditional brick and pantile building range with attached garage
2	Modern Dutch barn with lean-to and integral garage
3	Traditional brick and pantile threshing barn with integral garage
4	Traditional brick and pantile farm building with cowshed including an integral garage
5	Traditional brick and pantile farm cottage with detached double garage

SERVICES

The site is connected to a three phase mains supply of electricity, mains water and new private drainage system to be installed as part of the development.

Buyers are advised to make their own enquiries as to the cost and availability of connecting services before making an offer.

ACCESS

Both lots have independent access off Carlton Lane.

TOWN AND COUNTRY PLANNING ACT

The property not withstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

PLANNING REFERENCES

Local Planning Authority - Newark & Sherwood District Council

Lot 1 – 22/00452/FUL

Lot 2 – 25/00107/FUL



LOCATION

The property is located 0.60 of a mile northeast of the rural village of Norwell which benefits from a public house, village shop, church and primary school. The site enjoys a private rural location and 9 miles to the northeast is the minister town of Southwell with its excellent schools and general amenities. It is also within easy reach of a range of recreational centres including Newark (11 miles), Nottingham (24 miles), and Leicester (46 miles). Nearby the A1 (2 miles) and Newark Northgate Station (9 miles) provide rapid access to a range of national centres with excellent train links to London (1 hour 14 minutes) and to Leeds and York.

DIRECTIONS

The site is found when travelling from Norwell Village by turning northeast, signed Carlton on Trent where the site is located after approximately 1/2 of a mile on the right-hand side of the lane. When travelling from Carlton on Trent crossover the A1 signposted Ossington after approximately 1/4 of a mile, turn left, (south), signposted Norwell, after approximately 1 1/2 miles the plot may be found on the left-hand side. The entrance gateway to the site is indicated by a Whittaker and Biggs 'For Sale' sign.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

To be confirmed by the Local Authority.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

SALE PLAN AND PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

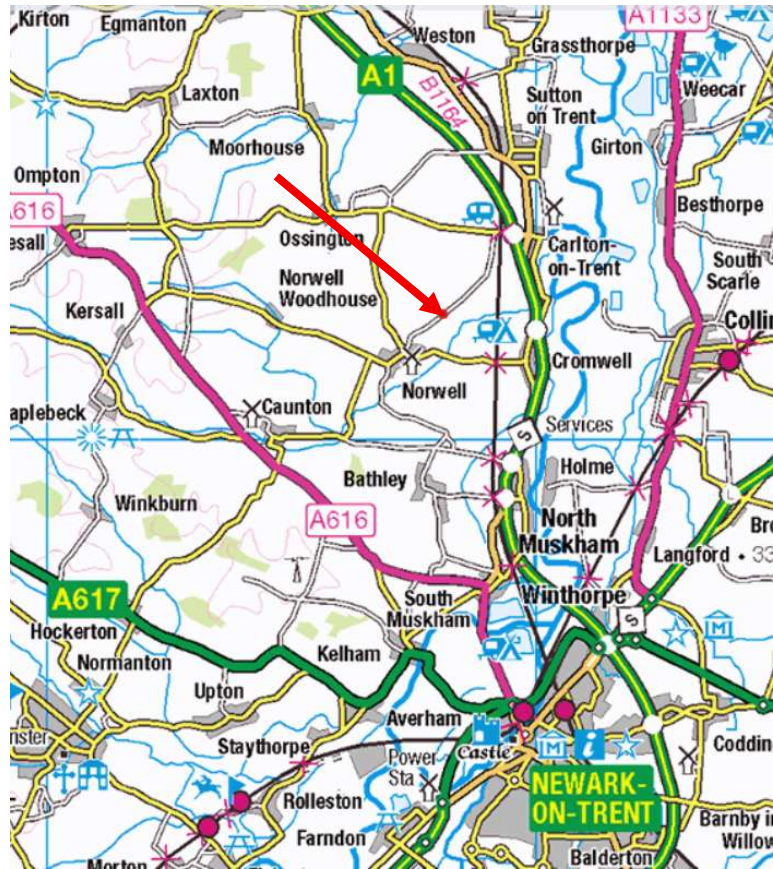


MONEY LAUNDERING LEGISLATION

In line with UK anti-money laundering legislation, we are legally required to carry out checks on all purchasers. While the Rostons Group remains responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are carried out on our behalf by Movebutler. Once you have had an offer accepted on a property you wish to buy, you will receive an email from Movebutler containing a secure link to complete the required checks. The cost of these checks is £30 (incl. VAT) per buyer. This fee covers the cost of obtaining the necessary data, along with any manual checks or monitoring that may be required. Payment is made directly to Movebutler and must be completed before we can issue a memorandum of sale. Please note that this fee is non-refundable.



LOCATION PLAN



SITE PLAN



Not to scale - For indicative purposes only

SELLING AGENTS

Whittaker and Biggs
47-49 Derby Street
Leek
ST13 6HU
Tel: 01538 372006

Email: leek@whittakerandbiggs.co.uk

VENDORS SOLICITORS

TBC

LOCAL COUNCIL

Newark & Sherwood District Council
Castle House
Great North Road
Newark-on-Trent
NG24 1BY
Tel: 01636 650000

Rostons for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
- 2) no person in the employment of Rostons has any authority to make or give any representation or warranty whatever in relation to this property



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