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Manor Farm

Elkesley, Nottinghamshire



MANOR FARM



Manor Farm, Elkesley, Retford,
Nottinghamshire, DN22 8AS



A good opportunity to acquire a residential development site with attractive farmhouse and historic planning approvals for the construction of up to 9 dwellings.

- Attractive six bedroom farmhouse
- Lapsed planning approval for one barn conversion and four new dwellings
- Live planning approval for three barn conversions and one new dwelling
- Whole site extends to 1.40 acres (0.57 hectares)
- For sale as a whole by private treaty



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Residential development site

Situation

The property is located on the eastern edge of Elkesley and to the south of the A1. Elkesley is an attractive village in Nottinghamshire close to Gamston airport and Clumber Park. The village benefits from a range of facilities including a primary school and nursery, village shop and post office.

Retford is located approximately 5.5 miles to the north of Elkesley and is a market town providing a diverse range of amenities and services including shopping, restaurants, cafes, public houses, leisure centre, and hospital.

Elkesley has good links via road and rail. The site lies just off the A1 and approximately 15 miles from the J30 M1. Retford Railway Station is located approximately 6.5 miles north and includes the East Coast Main Line, with journeys to London King's Cross within 1 hour and 25 minutes.

Description

The property comprises an attractive red brick farmhouse and ranges of traditional and modern farm buildings, set within a 1.40 acre (0.57 hectare) site.

The two storey farmhouse has character features throughout and offers tremendous renovation potential with a gross internal area of over 3,200 sq ft. Externally, there is a large garden to the rear.

There are ranges of traditional and modern farm buildings, constructed at various points in time and historically used for farming and equestrian purposes. A hardstanding yard services the buildings as well as the outdoor arena to the rear of the property.

Planning

18/00623/FUL - Conversion of a single storey barn to provide a new dwelling and the construction of four other new dwellings.

Planning was approved 14th August 2018 and has now lapsed.

19/01152/FUL - Conversion of existing barns to provide three new dwellings and erect new single dwelling with garages

Planning was approved 10th December 2019.

Fixtures and Fittings

All fixtures, fittings and furniture such as curtains, light fittings, garden ornaments and statuary are excluded from the sale, unless otherwise stated.

Services

The property is connected to mains electricity, water and drainage, however prospective purchasers must satisfy themselves as to the availability of all services and any future connections.

None of the services, appliances, heating installations, broadband, plumbing or electrical systems have been tested by the selling agents.

Method of Sale

The property is offered for sale as a whole by private treaty.

Tenure

The freehold interest is being offered for sale with vacant possession upon completion.

Overage

The property is offered for sale subject to an overage, further details of which are available on request.

Wayleaves, Easements & Rights of Way

The property is sold subject to or with the benefit of all wayleaves, easements, quasi-easements, rights of way, covenants and restrictions whether defined in these particulars or not.

Boundaries

Prospective Purchasers will have to satisfy themselves as to the ownership of boundaries.

VAT

Should any part of the sale or property become chargeable for the purpose of VAT, then such tax will be payable by the Purchaser(s).

Local Authority

Bassetlaw District Council
www.bassetlaw.gov.uk
Telephone: 01909 533 533

Viewings

By strict appointment only.

Directions

The nearest postcode is DN22 8AS
What3words: ///student.arranges.perfect

Health & Safety

We ask you to take great care and be vigilant as possible when making an inspection of the Property for your own personal safety.



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