



Manor Farm
Elkesley, Nottinghamshire

Full planning permission for 9 dwellings plus farmhouse



Manor Farm, Twyford Lane, Elkesley, DN22 8AS



An opportunity to acquire a primarily brownfield development site with full planning permission for the construction of up to 9 dwellings and an attractive farmhouse prime for refurbishment.

- Freehold sale by informal tender.
- Excellent links to the A1 providing access to Lincoln, Doncaster, Chesterfield and Nottingham

The site 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 pub.

Retford is located approximately 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.



Charles.Barton@fishergerman.co.uk



07469 094768



Proposed Site Layout

MANOR FARM, ELKESLEY, NOTTINGHAMSHIRE

Description

The site extends to approximately 1.4 acres (0.57 hectares) and consists of an attractive 6 bed farmhouse prime for refurbishment, and stable yard with several outbuildings which benefit from planning permission for residential development.

The 6 bed farmhouse extends over 3,204 square feet GIA. Whilst the total GIA of the conversion, extension and new build units is 14,031 square feet, this does not include the garages of these dwellings.

The site is surrounded by residential properties and gardens to all aspects.

Planning

The site benefits from two full planning permissions for the development of 5 new dwellings and the conversion of existing barns to provide 4 dwellings.

Phase 1 (ref: 18/00623/FUL)

Full planning permission for the conversion of a single storey barn to provide a new dwelling and the construction of four other new dwellings. Decision issued 14th August 2018.

Phase 2 (ref: 19/01152/FUL)

Full planning permission for the conversion of an existing barn to provide 3 new dwellings and erect a new single dwelling with garages. Decision issued 10th December 2019.

Plans and other documents related to the application are available to view within the Sale Pack.

Method of Sale

The site is to be sold by informal tender with purchasers invited to submit offers in writing (or letter format via email). We invite expressions of interest and will confirm tender timescales thereafter.

Overage/Restrictive Covenant

Proposals are invited for overage.

In the event that no overage is offered, a restrictive covenant will be placed upon the land not to construct more than 9 dwellings.

Sale Pack

A pack of planning and technical information is available on request. Please contact Charles Barton at charles.barton@fishergerman.co.uk.

Letters of Reliance

Where possible the Vendors will provide Letters of Reliance for the external reports and surveys provided.

Tenure

The site will be sold freehold, with vacant possession given on completion.

Rights of Way, Wayleaves and Easements

The site is sold subject to all Rights of Way, Wayleaves and Easements whether or not they are defined in this brochure.

VAT

Please note that the Vendors reserve the right to opt to tax the Property for VAT.

Plans, Schedules and Boundaries

The Plans and Schedules within these particulars are based on ordnance survey data and are provided for reference only. They are believed to be correct but accuracy is not guaranteed.

The Purchaser shall be deemed to have full knowledge of all boundaries and the extent of the ownership. Neither the Vendors nor the Vendors agent will be responsible for defining the boundaries or the ownership thereof.

Note

Fisher German LLP and any Joint Agents give notice that: The particulars are produced in good faith, are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Fisher German has any authority to make or give representation or warranty on any property.



A detailed street map of the Retford (Gamston) Airport area. The map shows a network of roads including Jockey Lane, Eskeil Way, Brough Lane, Coalpit Lane, and Cross Lane. Key landmarks include the Retford (Gamston) Airport, Bunker's Hill, and several farms such as Haughton Park Farm and Park View Farm. The map also shows the location of the Jockey House and the Elkesley Wood. A red square highlights a specific location on Eskeil Way, near the intersection with Brough Lane. The map includes a grid system with letters A through J and numbers 1 through 10. The 'streetmap' logo is visible in the top left corner.



T: 01909 533533