

Residential Development Sites For Sale

4 Plots

- Stunning location and views, 5 minutes from Southwell
- 1 X Barn + Outbuildings Conversion - £200,000
- 1 X 4-bed Farmhouse – full refurbishment required - £125,000
- 1 X Class Q Consent for 2 X 2-bed new houses - £200,000
- 1 X Class Q Consent for 1 X 4-bed new house - £400,000
- For Sale individually, or as a whole £650,000 with private water supply



FOR SALE



Location



Gallery



Contact



Location



Gallery



Contact

Location

Thorney Abbey Farm is located on Oxton Road, midway between Oxton and Southwell, with Southwell Minster just 5 minutes drive (2.3 miles away).

The site affords stunning views in all directions with Nottinghamshire County Council recently buying land to the rear to plant some 87,000 trees.

The residences will be within the catchment for Southwell Minster School.

Property

This was a working Dairy Farm until 1999 with a Farmhouse and numerous outbuildings and barns, but it has now fallen into disrepair, which is where the opportunity exists for either a Developer, or indeed an Owner Occupier, to restore and add to the various building for residential or commercial purposes.



Building 3



Building 4



Building 1



Building 1



Building 3



Building 4



Building 5

Accommodation

We are advised that the various buildings provide the following accommodation:-

Building 1 – Thorney Abbey Farmhouse – 1,729 ft²

Comprising 4 bedrooms – in need of full refurbishment and development.

Building 3 – Threshing Barn and Outbuildings in Courtyard – 4,348 ft²

Scope for first floor within the barn in need of full refurbishment and development.

Building 4 – Concrete Portal Framed Building – 1,894 ft²

Planning Consent for the construction of 2 X 2-Bed Barns, each of 925 ft² via MPJ Design Associates from 2021.

Building 5 – Steel Portal Framed Cattle Shed – 4,360 ft²

Planning Consent for the construction of 1 large 4-Bedroom Barn via MPJ Design Associates from 2021.

Planning

Newark & Sherwood District Council granted Planning Consent to convert Agricultural Buildings into 3 residential dwellings – Ref: 20/02383/CPRIOR.



Location



Gallery



Contact

Services

Electricity – mains available but not connected.

Water – currently a private supply but with a quote from Severn Trent to connect into the main structure if the buildings are sold off separately which the vendor would pay for.

Septic Tank – for the Farmhouse.

Opportunity

This site presents a great opportunity for a business to acquire the whole site, to refurbish the Farmhouse and Threshing Barn to create a stunning home whilst utilising the various outbuildings and substantial land for business purposes.

Alternatively this site presents opportunities for a number of Developers or Owner Occupiers to develop part of the overall site which in due course will deliver a cluster of 6 residences, each on a substantial plot of land with stunning views over the adjacent countryside whilst being just miles from Southwell.





Prices

Thorney Abbey Farmhouse – 4 Bed House on a Plot of 0.453 acres – **£125,000**

Two Storey Barn and Outbuildings - 4,348 ft² on a plot of 0.104 acres - **£200,000**

Building Plot – for 2 X 2-bed Barns of 925 ft² on a plot of 0.782 acres - **£200,000**

Building Plot – for 1 X 4-bed Barn of 4,360 ft² on a plot of 0.390 acres - **£400,000**

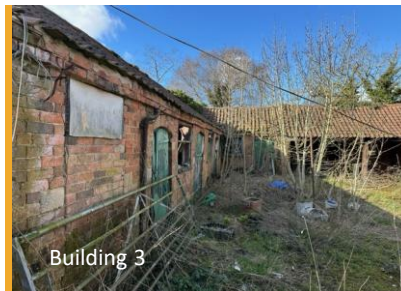
The Whole Site – of 6.65 acres with the above buildings is available at a price of **£650,000**.

Please note: the individual prices are with the benefit of a new water supply paid for by the Vendor, whereas the price for the whole site is not.

Please note that the site areas are given for guidance purposes and the exact boundary of each plot will be determined during negotiations and may change.

Further Information

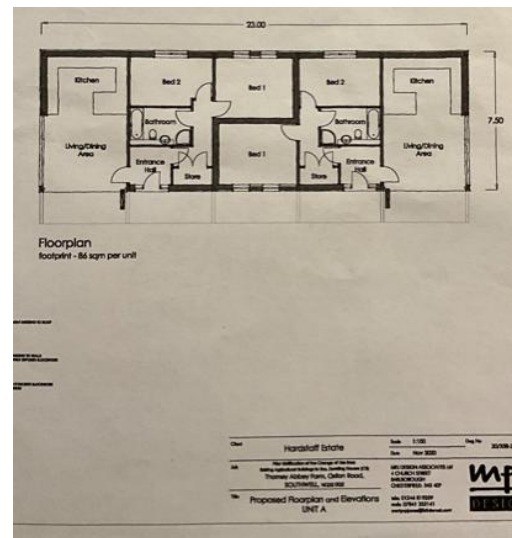
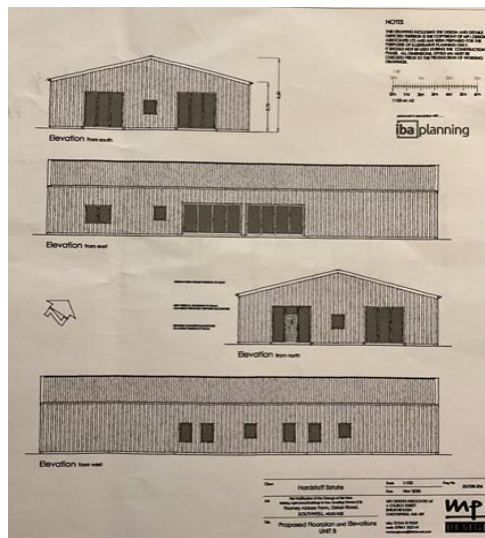
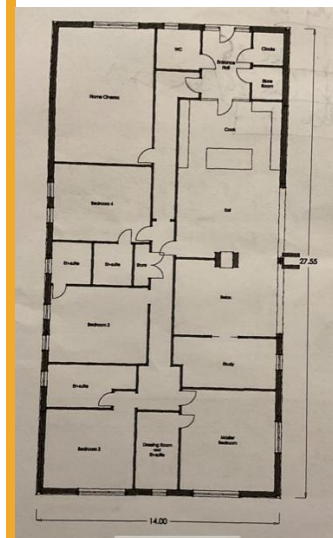
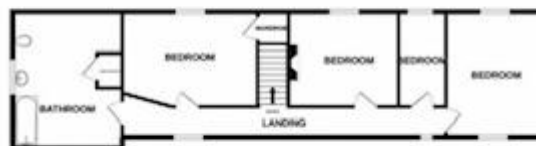
The agents will provide further information on Class Q Planning Consents, Agricultural Tied Property and the Private Water Supply.



GROUND FLOOR
84.1 sq.m. (905 sq.ft.) approx.



1ST FLOOR
76.5 sq.m. (823 sq.ft.) approx.





Identity Checks

In order to comply with Anti-Money Laundering Legislation, any purchaser will be required to provide identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

Legal Costs

Each party to be responsible for their own legal costs.

Further Information

For further information or to arrange a viewing please call or click on the email or website below:-

David Hargreaves

07876 396003

davidh@fhp.co.uk

Will Hargreaves

0797 366 7980

Will.hargreaves@fhp.co.uk

Joe Hargreaves

07876 396008

joe.hargreaves@fhpliving.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

14/05/2025