Residential Development Site For Sale

16.5 acres - 5 Plots

- Stunning **location** and views, 5 minutes from Southwell
- 1 X Barn + Outbuildings Conversion
- 1 X 4-bed Farmhouse – full refurbishment required
- 1 X 3-bed Bungalow – refurbishment required
- 1 X Class Q Consent for 2 X 2-bed new houses
- 1 X Class Q Consent for 1 X 4-bed new house
- For Sale as a whole - £1,100,000

FOR SALE

Location | Gallery | Contact

FHP
fhp.co.uk

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 buildings for residential or commercial purposes.

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 2 – Wild Briars Bungalow – 1,600 ft² approx
Comprising 3 bedroom Bungalow + Conservatory – currently lived in but in need of cosmetic refurbishment

Building 3 – Threshing Barn and Outbuildlings 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
Class Q Permitted Development for 3 X 1,500 ft² houses.

Services

Electricity – mains available but not connected.

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.

Planning

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

Price

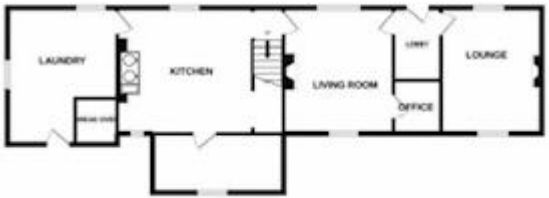
£1,100,000

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

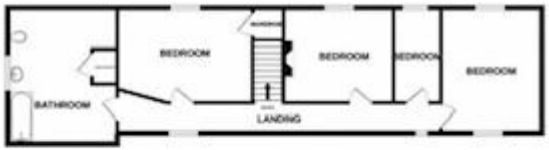
Further Information

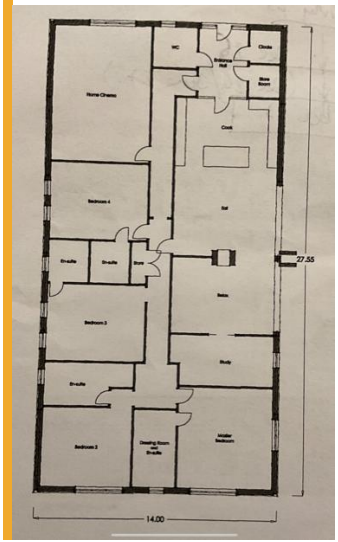
The agents will provide further information on Class Q Planning Consents, Agricultural Tied Property and the Private Water Supply.

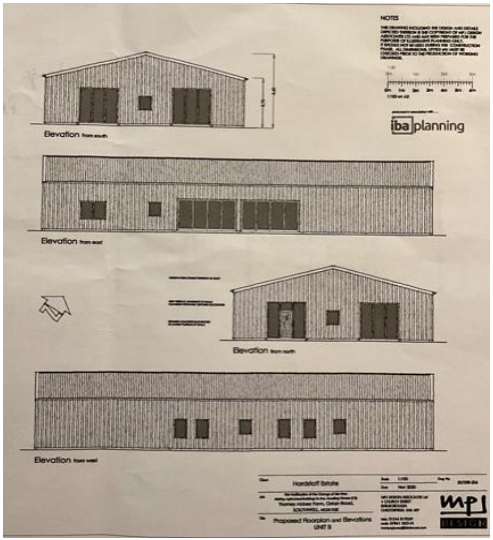
GROUND FLOOR
84.1 sq.m. (905 sq.ft.) approx.

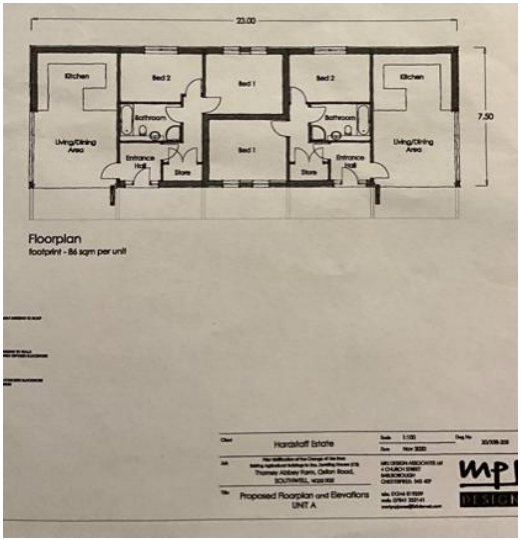


1ST FLOOR
76.5 sq.m. (823 sq.ft.) approx.









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

FHP
fhp.co.uk
0115 950 7577

Fisher Hargreaves Proctor Ltd.
10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

31/03/2026

Please **click here** to read our "Property Misdescriptions Act". E&OE.