

# LAND AND BUILDINGS AT LODGE FARM

Worksop, Nottinghamshire



## Key Highlights

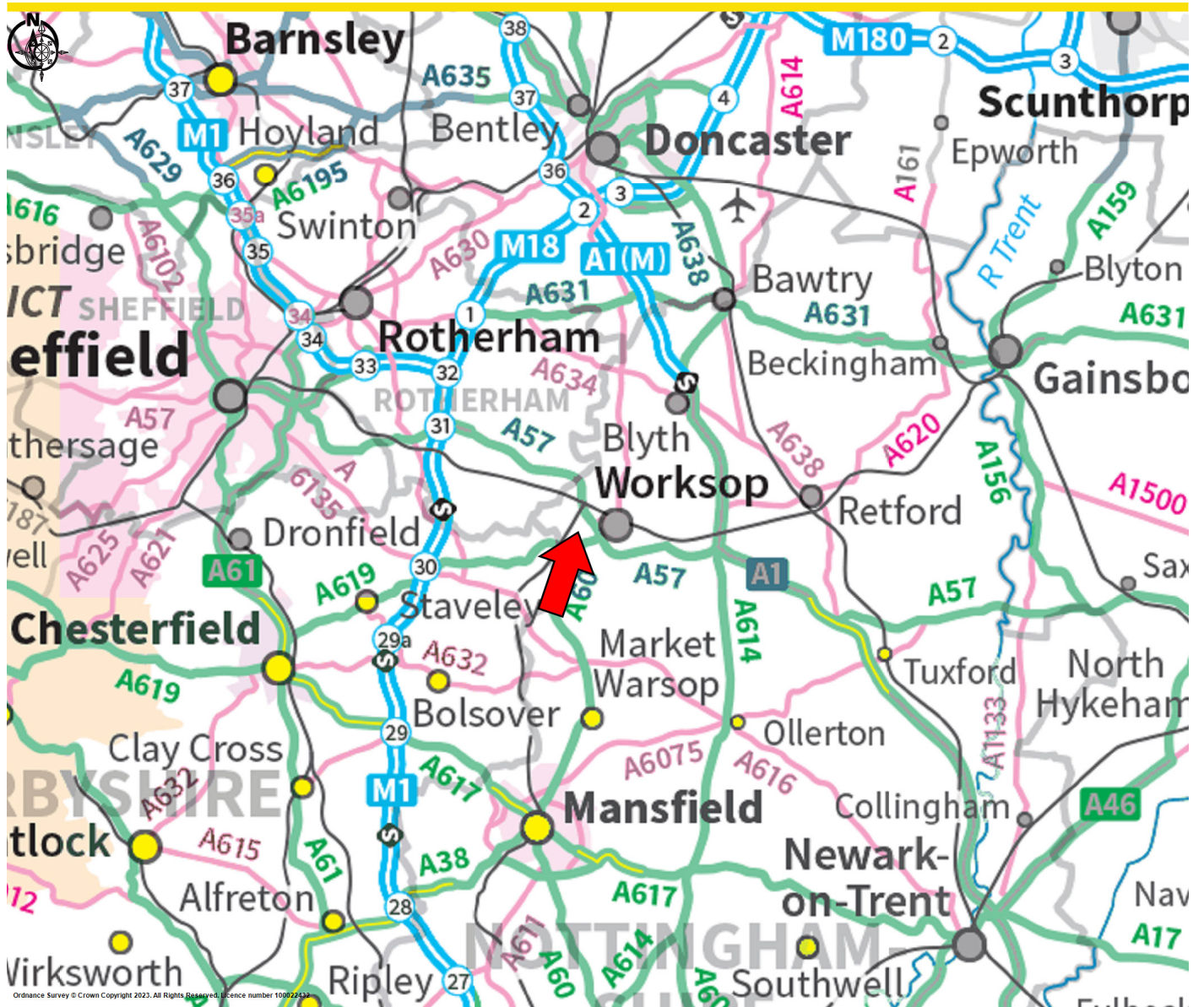
- Freehold agricultural barns, outbuildings and yard
- Accessed off Mansfield Road (A60)
- Situated approximately 1.9 miles (3.06km) from Worksop Town Centre
- Gross site area - 1.23 ha (3.04 acres)
- Area hatched red circa 0.81 ha (2 acres) is also available for sale, if required
- Pre-application submitted in November 2022 and response from Bassetlaw District Council received March 2023
- Principle of development welcomed
- Proposed development creates 9 dwellings comprising the conversion of Grade II listed barns to residential use (3 dwellings) and the development of 6 new build residential dwellings
- Potential to deliver around 1,393 m<sup>2</sup> (14,994 sq ft) of residential floor space plus carports and outbuildings
- Offers invited for the freehold interest with vacant possession (unconditional or subject to planning)
- Lodge Farm House, an existing farmhouse, is also available for sale, if required

SAVILLS NOTTINGHAM  
Enfield Chambers, 18 Low Pavement  
Nottingham NG1 7DG

**+44 (0) 115 934 8051**

[savills.co.uk](https://www.savills.co.uk)

**savills**



## Location

The Property is located southwest of Worksop, with access off Mansfield Road (A60). This main arterial route provides a direct route to Mansfield and links to key strategic road networks such as the A57 and A619, the latter leading to Junction 30 of the M1 Motorway. Worksop is located 19 miles (31km) southeast of Sheffield and is close to Nottinghamshire's border with South Yorkshire and Derbyshire. Notable nearby towns include Chesterfield, Doncaster, Retford and Gainsborough.

Commensurate to its size, Worksop benefits from a large range of shops, services and businesses, as well as several primary and secondary schools and North Notts College. The town also benefits from good transport links, with Worksop railway station providing connections to Sheffield, Lincoln and Nottingham, whilst

Worksop bus station provides regular services to the wider District and nearby towns.

## Description

The Property comprises four agricultural outbuildings, two grain stores and two yard areas on a site extending to circa 1.23 ha (3.04 acres). The original barn and stables (Grade II Listed) were extended during the 20<sup>th</sup> Century to include grain stores and a grain tower.

Lodge Farm House, an existing farmhouse situated to the south west of the farm yard, is privately rented on an assured shorthold tenancy. The Seller is flexible as to whether this is included as part of the sale or not.

Please note, the area hatched red circa 0.81 ha (2 acres) on the red line plan is also available for sale.

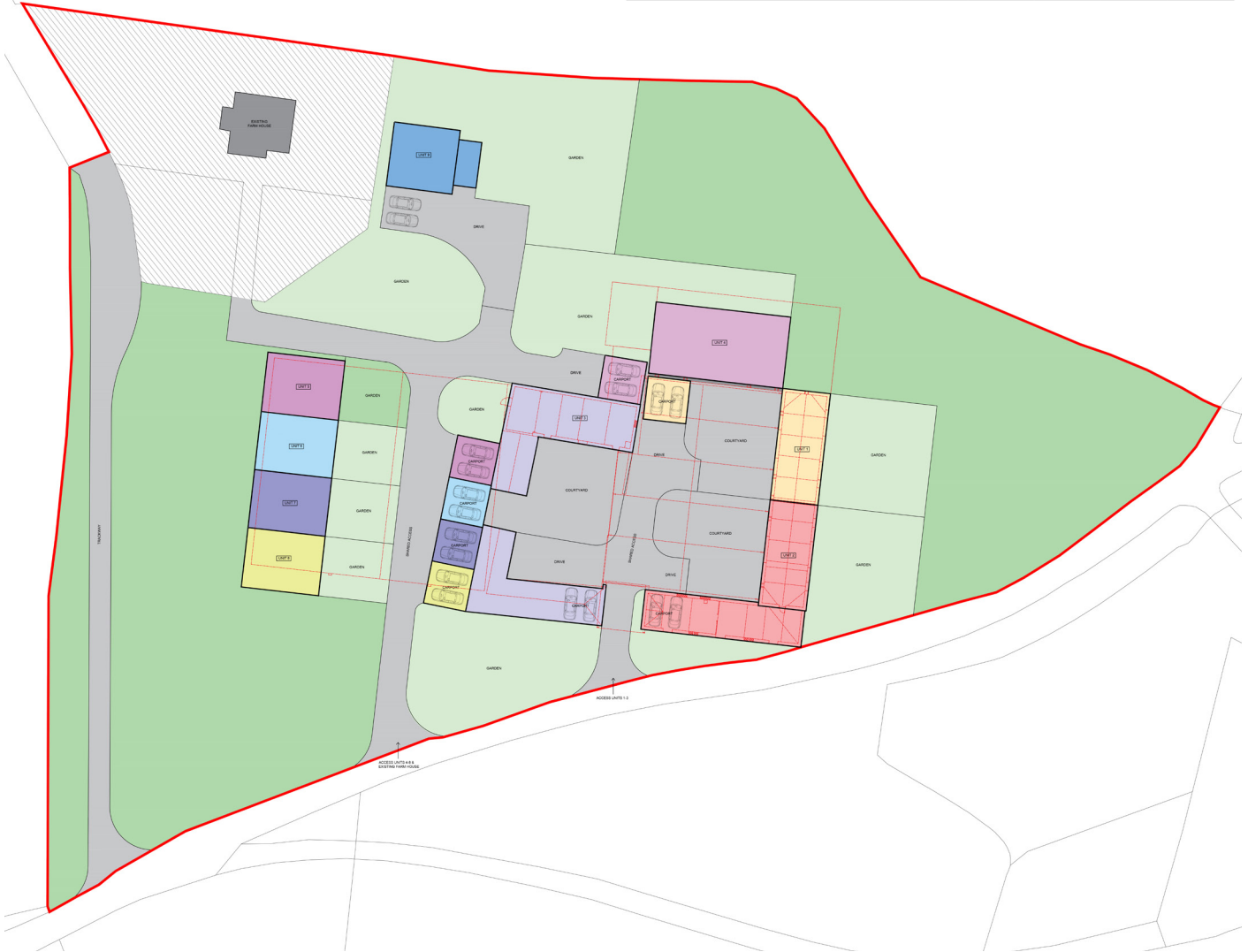
SAVILLS NOTTINGHAM  
Enfield Chambers, 18 Low Pavement  
Nottingham NG1 7DG

**+44 (0) 115 934 8051**

[savills.co.uk](http://savills.co.uk)

**savills**

SCHEDULE OF DWELLINGS							
UNIT NUMBER	STOREYS	BEDROOMS	GEFA m <sup>2</sup>	GIFA m <sup>2</sup>	OUTBUILDING (STORAGE) GEFA m <sup>2</sup>	CARPORT/ GARAGE GEFA m <sup>2</sup>	PARKING
			TOTAL	TOTAL			
1	2	4	210.2	163.7	-	36	2cp
2	2	4	275.9	225	99	40	2cp
3	2	4	265	216.4	29	37	2cp
3 (BYEHOME OFFICE)	1	-	93.5	75	-	-	-
4	1	3	199.1	177.1	-	36	2cp
5,6,7,8	2	3	182	153.6	-	36	2cp
9	2	4	167.4	136.3	-	20.6 (Garage)	2cp



## Planning

The Property, as per the Draft Local Plan Policies Map for Worksop, is not subject to any designations, current consents or outstanding planning applications. It sits outside of the development limits and is therefore considered to be located within the countryside.

A pre-application was submitted by the Seller in November 2022 in respect of a heritage led development comprising the demolition of 20<sup>th</sup> Century agricultural units, conversion of historic barns to residential use (3 dwellings) and the development of 6 new build dwellings. The pre-application was submitted following concerns raised by Bassetlaw District Council regarding the

condition of the historic buildings, creating an opportunity for enabling development.

The pre-application response was positive, supporting an enabling development scheme to build 6 new build dwellings to enable the listed buildings to be enhanced and preserved. The pre-application response was received by the Seller in March 2023 from Bassetlaw District Council. The response confirmed the principle of the proposed development and outlined design alterations (from those submitted) required to make any planning application acceptable. The full pre-application and subsequent response is available on request.

SAVILLS NOTTINGHAM  
Enfield Chambers, 18 Low Pavement  
Nottingham NG1 7DG

**+44 (0) 115 934 8051**

[savills.co.uk](http://savills.co.uk)



---

## Tenure

Freehold interest with vacant possession, comprising part of title NT454490.

## Tenancies

As referenced above, the existing farmhouse is privately rented on an assured shorthold tenancy. The Seller is flexible as to whether this is included as part of the sale or not.

Further details of the tenancy agreement can be provided upon request.

## VAT

Whether VAT is applicable on this transaction will be confirmed by the Seller's solicitor.

## Services

Purchasers are to make their own investigations as to the capability and capacity of services for their proposed development scheme and density on site.

## Local Planning Authority

The Local Planning Authority is Bassetlaw District Council.

Interested parties are encouraged to undertake their own due diligence with the Local Authority to support their offer.

## Bassetlaw District Council

<https://www.bassetlaw.gov.uk/>

## Further Information

Further information is available via the agents.

## Offers

Offers are invited on an unconditional or subject to planning basis for the freehold interest in the Property.

The area hatched red circa 0.81 ha (2 acres) on the red line sale plan and Lodge Farm House are also available for sale at an additional price to be agreed.

We request that all bidders confirm their financial position and proposed funding route. Subject to planning offers should include details of the proposed scheme.

## Viewings

Strictly by appointment only. Please contact the agents to arrange a site visit.

---

## Contact

### Brady Harrison

+44 (0) 777 312 4774  
[brady.harrison@savills.com](mailto:brady.harrison@savills.com)

### Ben Glover

+44 (0) 750 322 3385  
[bglover@savills.com](mailto:bglover@savills.com)

### IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Designed and Produced by Savills Marketing: 020 7499 8644 | July 2023

The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 's' and 'i' in red and the remaining letters in black. The logo is set against a yellow rectangular background.