



MEADOW FARM
CROSS LANE
ELSTON
NOTTINGHAMSHIRE NG23 5PR

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



MEADOW FARM circa 30.43 Acres / 12.31 Hectares

This is the first time that Meadow Farm has been offered for sale on the open market since it was purchased by the family of the present owners in July 1979 by public auction some 45 years ago.

Described by the auctioneer of the day as a valuable smallholding in a compact rectangular block suitable for arable or grass and a farm in good heart...

Today Meadow Farm standing in some 30.43 acres/12.31 hectares, or thereabouts, offers a wonderful opportunity to acquire an extended traditional farm house, a partially converted barn, and a range of redundant general purpose agricultural buildings which offer enormous potential, subject to statutory planning and building regulation considerations.

Beautifully positioned in lightly wooded immediate grounds deep into a level rectangular block of surrounding land, approached from a long private avenue drive, the setting of Meadow Farm is something rather special...

In our opinion, the sale of Meadow farm affords a unique opportunity to acquire a country property in a delightful rural setting which would facilitate a lifestyle farming requirement, or any form of associated rural or agricultural use depending on the specific needs of the intending purchaser.

The scale and extent of the farmhouse and buildings are such that a blended family arrangement could in our opinion be readily achieved.

it is not often that we describe a sale as being a once in a generation opportunity, but in the case of the sale of Meadow Farm this is most certainly the case.

ELSTON

Elston is a thriving village on the edge of the Vale of Belvoir to the east of the A46 Fosse Way, offering the essentials of a traditional English village lifestyle - including a Post Office/general store, community shop, an expanding primary school, a village inn and an 'active church'.

The larger market town of Newark on Trent offers a more extensive range of retail amenities, professional services, restaurants, and leisure facilities including a sport centre and marina.

FAST LONDON MAIN LINE CONNECTION

From Newark there is direct access to the A1 national road network and a fast direct rail link into London Kings Cross in a scheduled journey time of 80/85 minutes.

PRICE GUIDE: £1,300,000



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

GROUND FLOOR

Entrance Hall

Traditional fielded entrance door incorporating fan light glazing. Sealed unit double glazed side window. Single flight staircase rising to first floor landing.

Sitting Room

4.00m x 3.40m (13'0" x 11'0") *maximum dimensions*

Far reaching views

Regency style working fireplace. Recessed original storage cupboard. Replacement sealed unit double glazed full height glazing section incorporating a French doorway opening to the garden courtyard. Replacement sealed unit double glazed window to front aspect. Connecting doorway to:

Music Room/Snug

4.00m x 3.95m (13'0" x 13'0")

Far reaching aspects

Tiled working fireplace. Two replacement sealed unit double glazed windows.

Spacious Farmhouse Kitchen

5.85m x 4.55m (19'3" x 15'0")

A dated traditional kitchen installation offering a range of medium oak cabinets with a main L-shaped wall run complemented by formica working surfaces. Built in double oven/grill, four plate electric hob with extraction canopy above and a 1.5 bowl Hygena resin bonded sink unit. Enclosed understairs pantry.

A doorway from the kitchen leads to:

Garden Room

4.30m x 2.80m (14'0" x 9'3")

Far reaching rural view

Sliding aluminium patio doors opening to the main garden and serving as a pleasant secondary entrance to the house.

Main Sitting Room

6.30m x 4.55m (20'9" x 15'0")

Heavily timbered ceiling. Handcrafted full room breath brick fireplace - feature wall; heavy mantle beam, raised tiled hearth and a fitted cast iron stove/room heater. Two separate sealed unit double glazed windows and sliding aluminium patio doors opening to the rear courtyard.



FIRST FLOOR

Central Landing

Single flight staircase rising to a central landing stage with steps up to landing areas on three sides - three sealed unit double glazed replacement windows afford unspoilt rural aspects and create good natural light.

Front Bedroom One

4.00m x 3.95m (13'0" x 13'0")

Far reaching views

Two replacement sealed unit double glazed windows.

Centre Bedroom Two

3.40m x 2.95m (11'0" x 9'9")

maximum dimensions

Far reaching views

Replacement sealed unit double glazed window. Access to roof void.

Front Bedroom Three

3.50m x 2.15m (11'6" x 7'0")

Far reaching views

Replacement sealed unit double glazed window. Enclosed storage/wardrobe closet.

Bathroom (*not tested*)

Contemporary white suite comprising an air bath, pedestal wash hand basin and a low flush wc. Replacement sealed unit double glazed window. Chrome towel rail.

A rear landing, being an extension wing to the original house gives access to:

Bedroom Four

4.55m x 3.70m (15'0" x 12'0")

Far reaching views

Two replacement sealed unit double glazed windows. Vanity unit incorporating an oval wash hand basin.

Bedroom Five

3.50m x 1.95m (11'6" x 6'3")

Far reaching views

Built in double closet.

Bathroom Two

Contemporary replacement suite comprising a ball and claw foot bath with side chrome mixer tap/hand shower, corner shower cubical with fitted independent Triton shower installation, pedestal wash hand basin and a low flush wc. Replacement sealed unit double glazed window.

Boiler Room/Small Utility

Housing a Worcester oil fired boiler unit serving domestic hot water and central heating systems. Fitted pressurised hot water tank. Plumbing for automatic washing machine.

Separate WC

Internal connecting door to the garage



OUTSIDE

Attached Double Garage

Remote controlled up and over access door. Light and power facility. Remote controlled up and over access door.

Detached Red Brick Barn/Annex

A partly converted period barn which is not presently habitable with a small connecting annex. We understand that conversion works were commenced many years ago and never completed.

Interested parties should make their own specific legal and planning enquiries in connection with the status of this building.

The internal layout of the barn which we understand benefits from an extant planning consent comprises a central hall, unfitted kitchen area, breakfast room, sitting room, first floor landing, two main bedrooms and two box rooms together with two-bathroom spaces (incomplete and not commissioned).

The calculated gross internal floor area of the barn is 158.00 square metres or thereabouts.

Barn Annex

A small residential annex comprising entrance hall, kitchen, lounge/dining room, bathroom and two small bedrooms.

Portal Span Modern General Purpose Agricultural Building 18.30m x 9.20m (60'0" x 30'3") overall

Having a full height main roller shutter door and separate pedestrian door. Green galvanised steel-clad elevations beneath a corrugated roof.

Large Dutch Barn/Redundant General Purpose Agricultural Building

Having a brick base, sheeted corrugated steel elevations and roof.

The calculated footprint of the building is 232.00 square metres or thereabouts.

Double Bay Cart Shed Store 9.80m x 5.50m (32'0" x 18'0")

Being open fronted of a brick and corrugated roof construction.



GENERAL INFORMATION & FLOORPLANS

FOR IDENTIFICATION PURPOSES – DO NOT SCALE

SERVICES

Mains electricity (three – phase) and water are connected. Foul drainage is facilitated by two septic tanks on site. Oil fired central heating circulating to radiators. There is no mains gas supply. *Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.*

Available Broadband

Standard 2 Mbps

Available Mobile Coverage (based on calls indoors)

O2 - ● Vodafone - ● EE - ✓ Three - X

✓ = Likely ● = Limited X = Poor

DIVERTED PUBLIC RIGHT OF WAY

We understand from the Sellers that Nottinghamshire County Council have Ordered the diversion of Elston Footpath No.14, which will pass along the northern side boundary of Meadow Farm commencing at Cross Lane, contingent upon the construction of a footbridge onto adjacent land as the footpath travels in a south easterly direction onto adjoining land; edged blue for identification on the location plan accompanying these particulars. *Further written information is available which will be clarified in normal pre-contract enquiries with interested parties and their solicitors.*

BPS (BASIC PAYMENT SCHEME)

The property sale will pass with the benefit balance of a BPS lapsing in 2027 in favour of the purchaser.

Further written information is available which will be clarified in normal pre-contract enquiries with interested parties and their solicitors.

LOCAL AUTHORITY *Council Tax Band E*

Newark & Sherwood District Council

www.newark-sherwooddc.gov.uk

Tel: 01636 650 000

VIEWING ARRANGEMENTS

If you are interested in Meadow Farm and would like to arrange a viewing, please contact us on 01636 815544
www.smithandpartners.co.uk

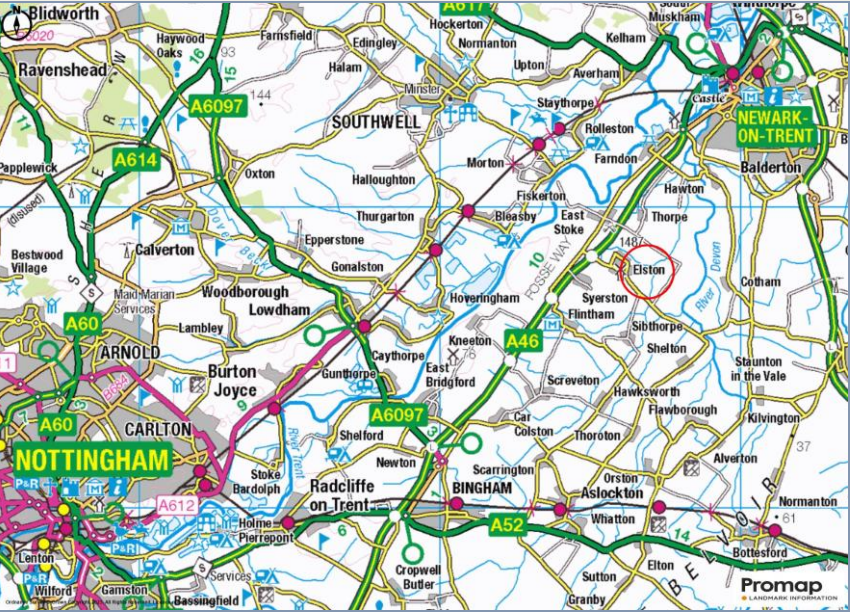


SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
Ref No: 9350-2488-5400-2604-6275

LOCATION PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



O.S. Business Copyright Licence Number: ES100003874

Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.





TD5646

SMITH & PARTNERS
LAND & ESTATE AGENTS

16 MARKET PLACE SOUTHWELL NOTTINGHAMSHIRE NG25 0HE

01636 815544 sales@smithandpartners.co.uk



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