



Farm Buildings, & Small Paddock (0.62 acre)
Rear of 36 Main Street, Coddington, Newark,
NG24 2PN

Offers in Excess of £275,000

Tel: 01636 611811

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Red Brick Barns and Farm Buildings
- Development Potential Subject To Planning
- Hay Store
- Small Grass Paddock
- Newark Town Centre 2 Miles Approximately
- Livestock Building & Pen
- Village Amenities including Primary School & Public House
- 7,879 sq.ft of existing buildings, ideal for conversion
- Additional Land Available

A range of traditional farm buildings which are prime for development including red brick barns, farm buildings, loose boxes and livestock buildings, together with a hay store and stables totaling 7,879 sq.ft situated in a 0.62 acre plot or thereabouts, with the option of additional land by separate negotiation

The property is accessed by a right of way from Main Street, with a secure metal gate entrance.

There is a range of traditional brick and pantile buildings, some of which are two storey in height and comprised of loose boxes, stables and a former wash house. The site includes a sizeable steel framed livestock building with open sides under a monopitched roof, a hay store and a range of constructed stables. A small paddock lies to the east of the built area with potential for development subject to planning permission.

The village of Coddington is situated just 2 miles from Newark. Local amenities include a primary school, public house, community centre and bus services.

RED BRICK BARN - GROUND FLOOR

45' x 18' (13.72m x 5.49m)

(overall measurements divided into two sections measuring 28' 8 x 16' 11 plus storage 16' 11 x 14' 6

BARN - FIRST FLOOR

16' 11 x 15' 3 (4.88m x 4.65m)

Open area to ground floor.

BARN - GROUND FLOOR

33' 1 x 23' 11 (10.06m x 7.29m)

BARN - FIRST FLOOR

25' 7 x 14' 3 (7.80m x 4.34m)

A brick and pantile range of buildings comprising:

STABLE

13' 5 x 10' 6 (4.09m x 3.20m)

STABLE

13' 5 x 13' (4.09m x 3.96m)

STABLE

13' 10 x 12' 7 (4.22m x 3.84m)

STABLE

36' 4 x 12' 7 (11.07m x 3.84m)

STABLE

12' 7 x 8' 4 (3.84m x 2.54m)

STABLE

12' 7 x 7' 1 (3.84m x 2.16m)

STABLE - FIRST FLOOR

38' 9 x 12' 11 (11.81m x 3.94m)

Range of buildings comprising:

STORE

14' 9 x 14' 2 (4.50m x 4.32m)

STORE

25' 7 x 14' 3 (7.80m x 4.34m)

SHED

20' 7 x 20' 1 (6.27m x 6.12m)

SHED

20' 7 x 10' 10 (6.27m x 3.30m)

SHED

20' 5 x 10' 2 (6.22m x 3.10m)

SHED

36' 6 x 14' 11 (11.13m x 4.55m)

STABLE

12' 9 x 12' 8 (3.89m x 3.86m)

STABLE

21' 9 x 15' 5 (6.63m x 4.70m)

AGENTS NOTE

Additional land available by negotiation. Up to 1.3 acres in total including paddocks and orchard. The property is situated within the Coddington conservation area.

SERVICES

We understand that mains water and electricity are available. Purchasers should make their own enquiries as to the connections available.

VIEWING

Strictly by appointment with the selling agents.

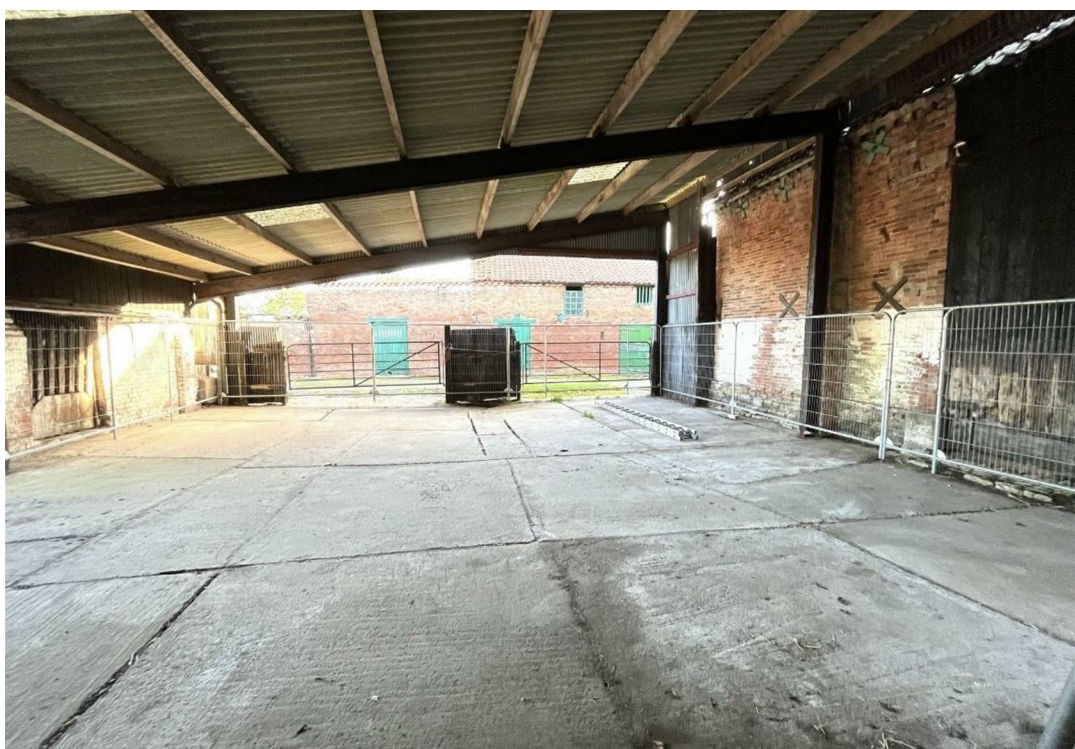
POSSESSION

Vacant possession will be given on completion.

TENURE

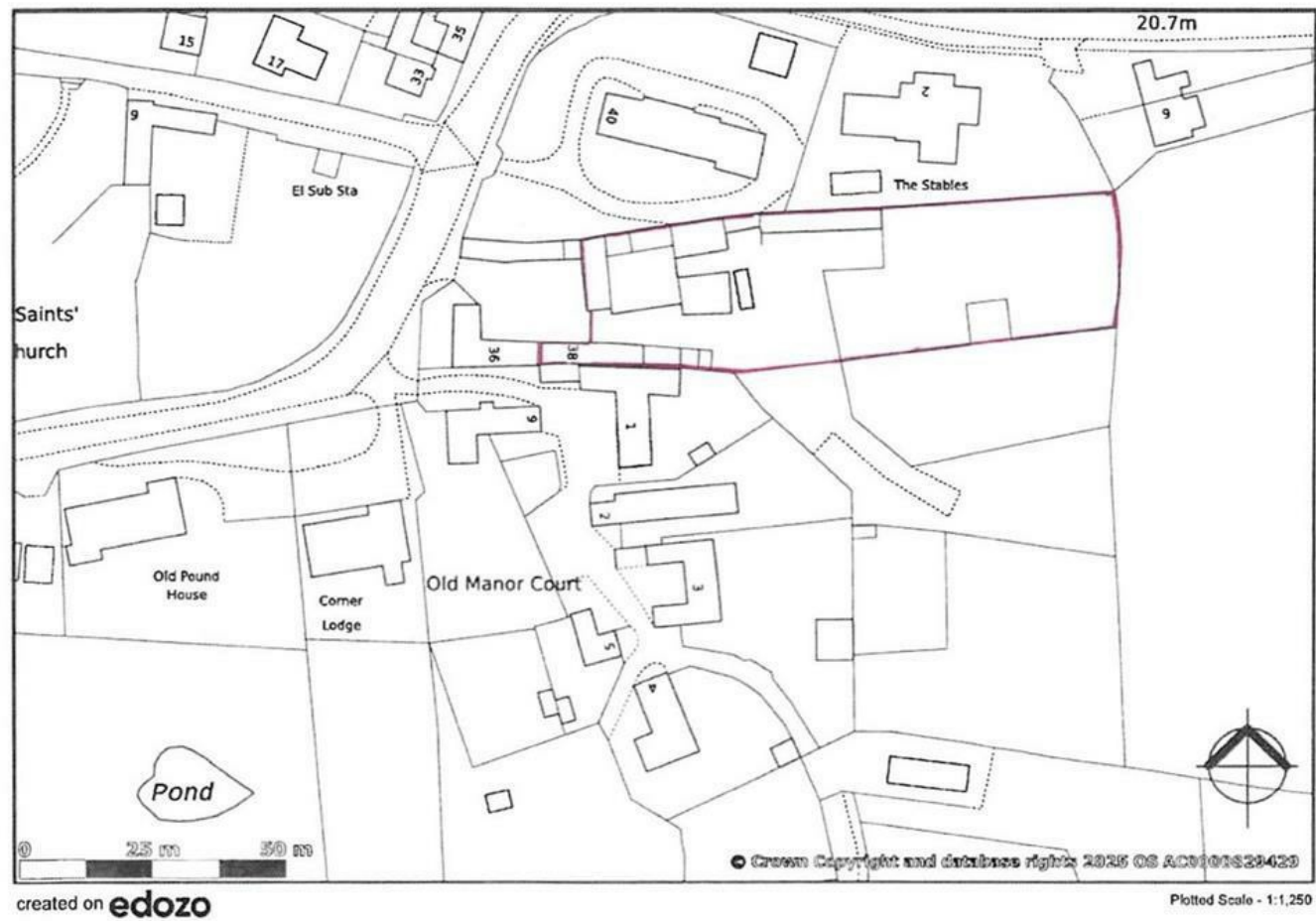
The property is freehold.







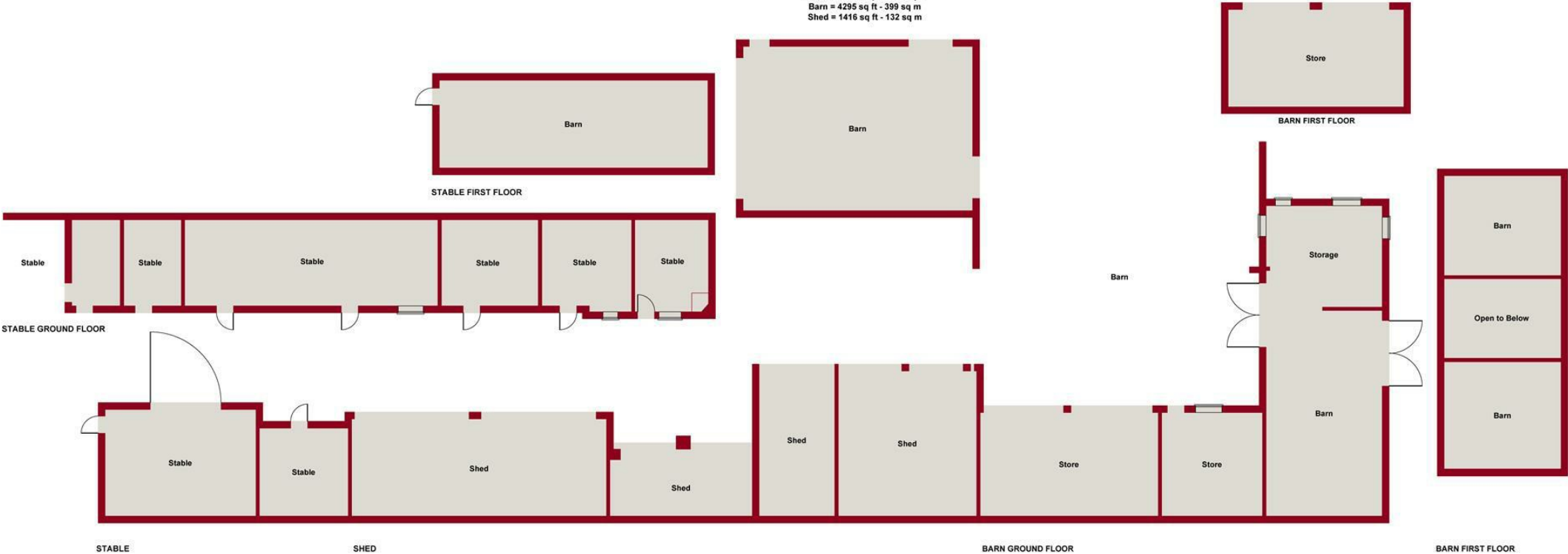




This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

Farm Buildings & Small Paddock, Rear of 36 Main Street, Coddington

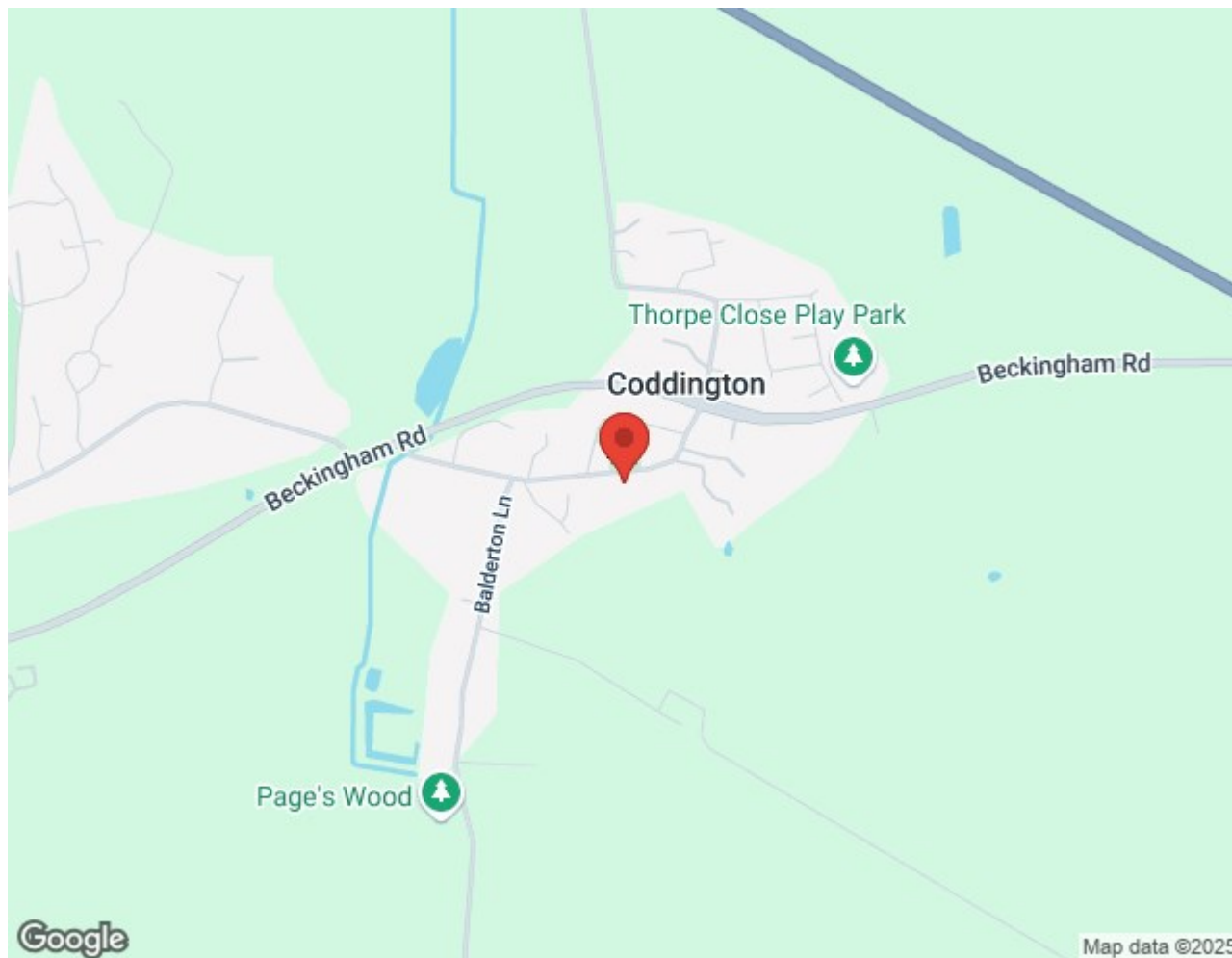
Approximate Gross Internal Area
Stables = 2168 sq ft - 201 sq m
Barn = 4295 sq ft - 399 sq m
Shed = 1416 sq ft - 132 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611811



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