



**Farm Buildings, Rear of 36 Main Street,
Coddington, Newark, NG24 2PN**

Offers in Excess of £175,000

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

- Red Brick Barns and Farm Buildings
- 7,879 sq. ft of Existing Buildings
- Hay Store & Traditional Stables
- Newark Town Centre 2 Miles Approximately
- Development Potential Subject To Planning
- Livestock Buildings & Pen
- Site Area 900 sq. m (0.22 Acre) or Thereabouts

A range of traditional farm buildings including a red brick barn, farm buildings, loose boxes, and livestock buildings, together with a hay store and stables. The site is ideal for development subject to Planning Permission. The total area of the buildings is 7,879 sq. ft approximately, and the site extends to 900 sq. m (0.22 acre) or thereabouts.

There is a range of traditional brick and pantile buildings some of which are two storey in height, comprise loose boxes, stables, and a former wash house. The site includes a sizeable steel framed livestock building with open sides under a mono-pitched roof and a hay store.

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

The following accommodation is provided:

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 3.35m x 4.65m)

Open area to ground floor.

BARN - GROUND FLOOR

33' 1 x 23'11 (10.06m 0.30m 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)

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

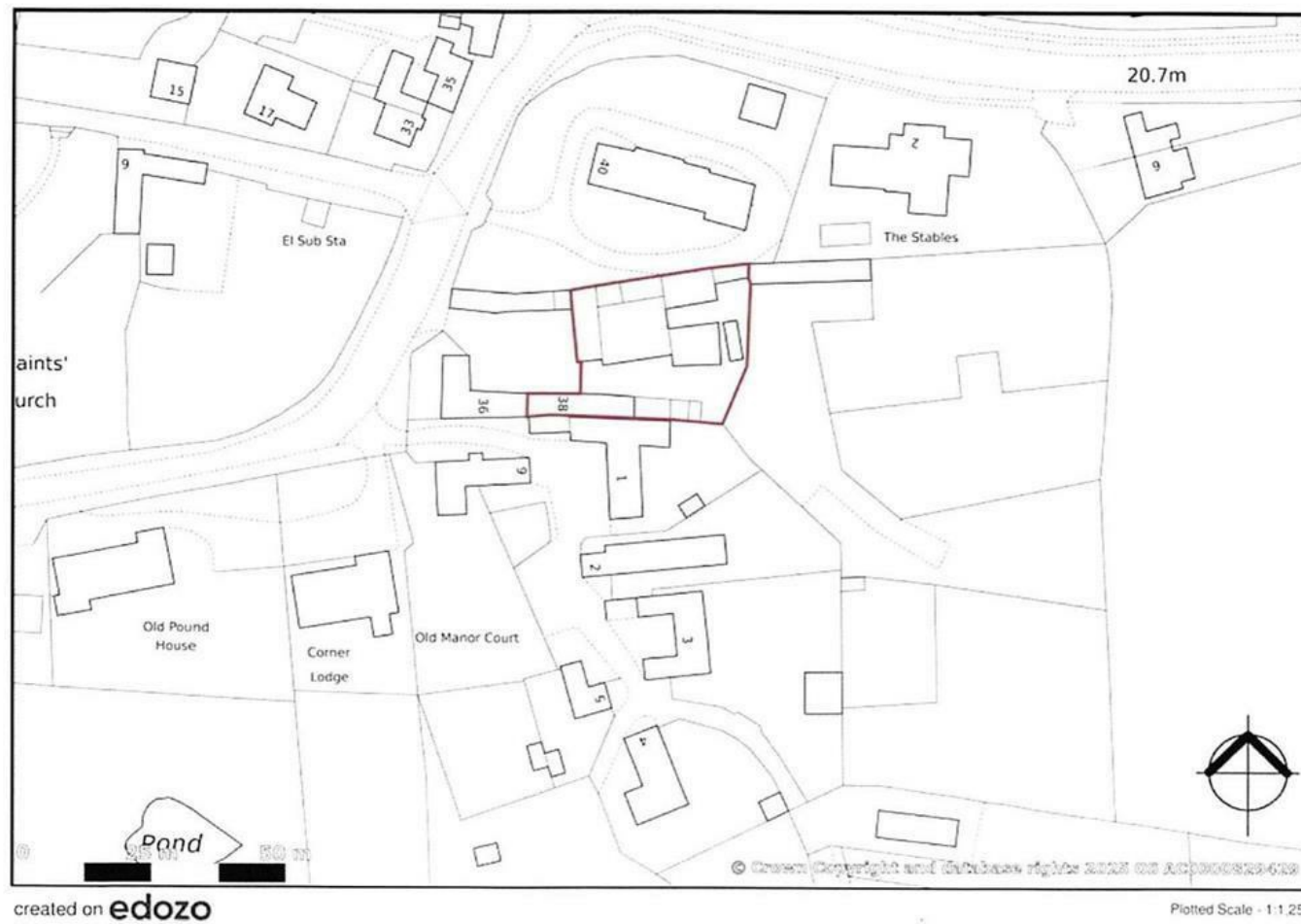
The property is freehold.







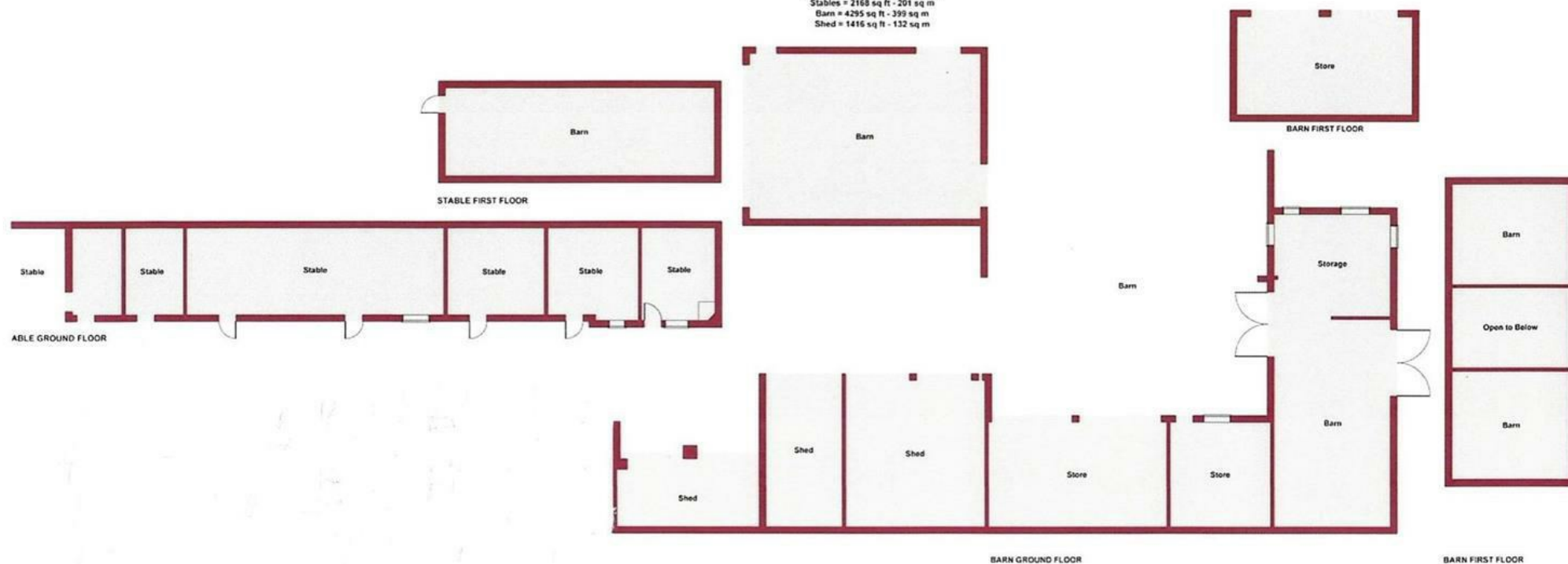
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Farm Buildings

Rear of 36 Main Street, Coddington

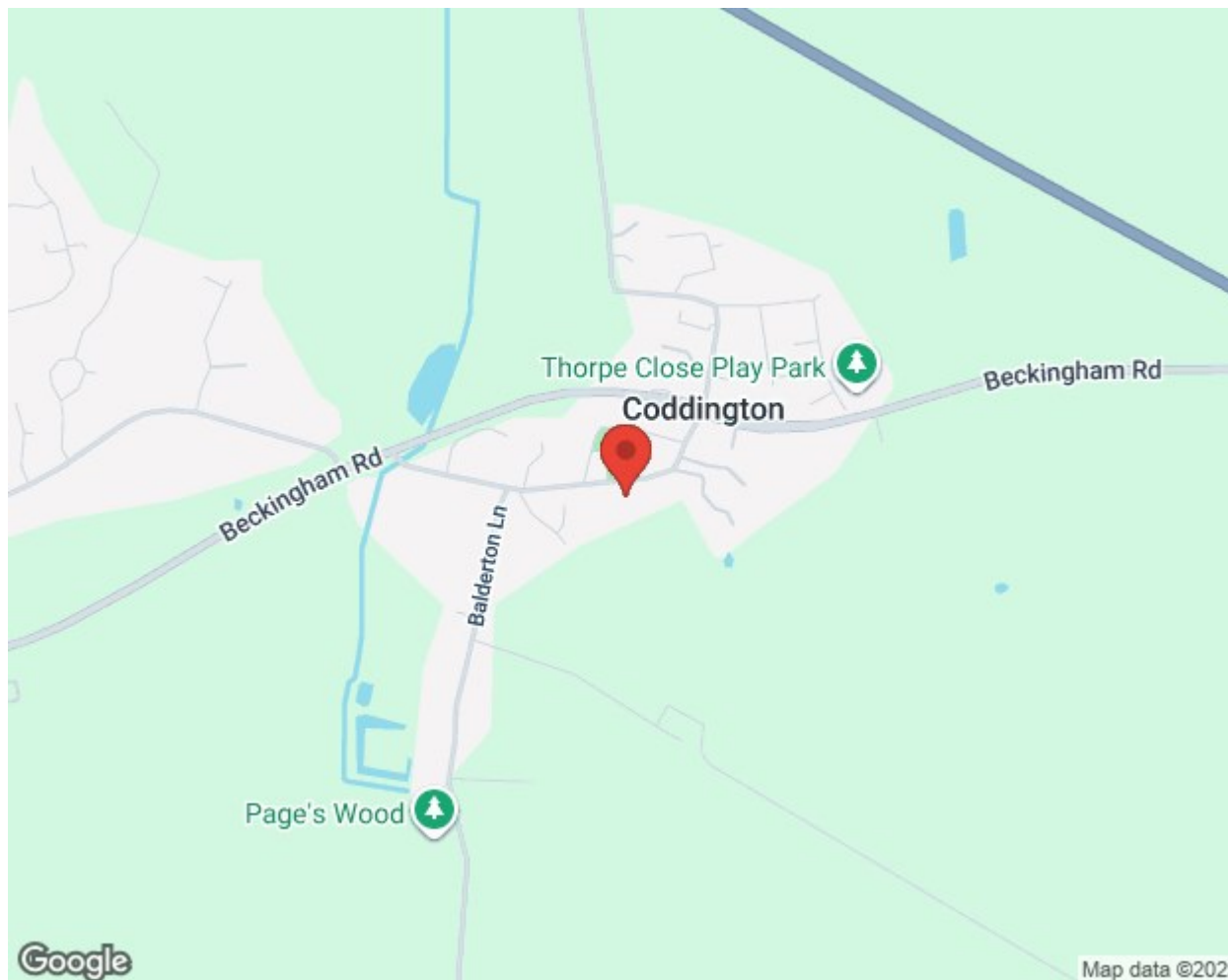
Approximate Gross Internal Area
Stables = 2168 sq ft - 201 sq m
Barn = 4295 sq ft - 399 sq m
Shed = 1416 sq ft - 132 sq m



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 agents.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

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 611 811



RICS



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