



**Land Adjacent Low Wood Gainsborough  
Road, Winthorpe, NG24 2NR**

**Guide Price £180,000 - £200,000**

**Tel: 01636 611 811**

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



- Guide Price £180,000 - £200,000
- One Acre Plot (0.37 hectares)
- A Range of Farm Buildings and Open Bay Buildings On Site
- Secure Village Location
- Additional Land May Be Available To Rent Nearby

The property comprises a former farm yard, with a number of existing farm buildings, a combination of enclosed and open bay which are dry and useable set within a freehold area of approximately one acre (0.37 hectares). The site is accessed via a right of way over a private lane leading directly from Gainsborough Road in the village of Winthorpe. The land is triangular in shape bound by a number of established trees.

### LOCATION

The property occupies a site at the far southern end of Winthorpe village, just off Gainsborough Road. The location benefits from excellent access to the regional and national transport network positioned to the north of Newark, and south of Lincoln.

The A46 is situated less than half a mile to the north of the property and connects directly to the A1, providing efficient north and southbound links. The recently dualled A46 provides access to the town of Newark (3.5 miles), the city of Lincoln (16 miles) and the city of Nottingham (25 miles).

Winthorpe itself is a popular village and offers basic amenities including the Lord Nelson public house, Winthorpe primary school, a church and village hall. There are local bus services connecting the surrounding towns and villages. The nearest train station is in the neighbouring village of Collingham which provides direct rail access to Nottingham, Lincoln and Birmingham. Mainline rail services to London King's Cross are available from Newark and Grantham with typical journey times of approximately 75 minutes.

This highly accessible location offers an ideal base for rural business owners or equestrian occupiers seeking farm regional connectivity and proximity to commercial hubs.

### ACCOMMODATION

There are several agricultural buildings on site at present which are briefly described as follows:

#### DETACHED TIMBER CLAD ENCLOSED BUILDING

With roller shutter door providing dry storage.

#### TIMBER BARN

A large enclosed timber barn built on a metal frame with corrugated roof and lean to to the side of the property.

#### OPEN BAY IMPLEMENT SHED

A four bay steel framed implement shed with corrugated roof and translucent roof panels.

### ARC BARN

Roller shutter door with power and light, half breeze block wall and arc panelled roof.

### TIMBER WORKSHOP

With power and light and corrugated pitched roof.

### TENURE

The property is freehold with vacant possession.

### ACCESS

Access to the property is subject to a right of way over the farm track leading from Gainsborough Road.

### PLANNING

There is currently a covenant on the Title as follows:

The area of land tinted blue on the Title Plan shall at all times observe and perform the stipulations and restrictions including not to use the property other than for agricultural purposes and not to place or erect any dwelling on any part of the property hereby conveyed and to replace the boundary pegs with post concreted into the ground in the eastern and southern corners of the property hereby conveyed to the satisfaction of the vendors.

Applicants are invited to make their own planning enquiries via Newark and Sherwood District Council planning department.

Applicants are advised to further explore all avenues for lifting the current restrictions.

### OVERAGE AGREEMENT

Purchasers will enter into an Overage Agreement providing for a payment of 33.33% of the uplift in value between Agricultural Land Value and development Land Value in the event of planning permission granted for mineral extraction, oil extraction, residential or commercial property development. The period of the Overage Agreement shall be 50 years. Development of agricultural buildings and equestrian buildings is exempt from this Overage.

### SMALL HOLDING

The property is a registered small holding number

### SERVICES

There is mains water and three phase electricity to the plot.

### INFORMAL TENDER

We are inviting best and final offers in writing to reach this office no later than Saturday 14th February 2026. Offers should be in a sealed envelope addressed to Richard Watkinson and Partners, 25 Stodman Street, Newark, Nottinghamshire, NG24 1AT with the envelope clearly marked with the address of the property.

Proof of funding will be requested before an offer is accepted subject to contract. Offers should be for a fixed amount and subject to contract.

The vendors shall not be bound to accept the highest offer or any offer. Legal completion is anticipated by 30th April 2026.

**LEGAL COSTS**

Each party to be responsible for their own legal costs incurred in this transaction.

**VIEWING**

Strictly by appointment with the sole agents. For further information contact Kirsty Keeton at Richard Watkinson and Partners, Newark office.

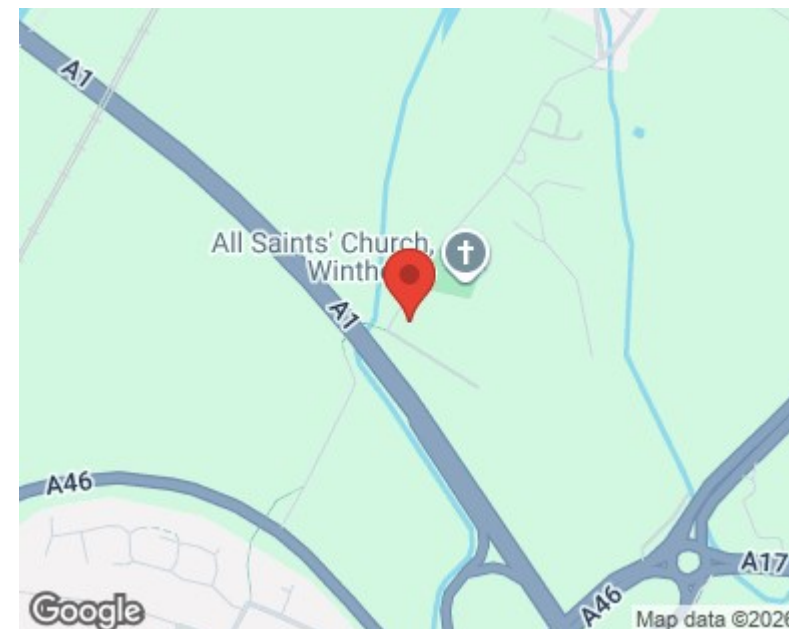












*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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**



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,  
Newark NG24 1AT  
Tel: 01636 611 811  
Email: [newark@richardwatkinson.co.uk](mailto:newark@richardwatkinson.co.uk)



**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers