

KENNELS FARM MAYLODGE DRIVE RUFFORD ABBEY PARK NG22 9DE



A Rare Consent-Ready Opportunity to Create a Landmark Country Home - 2.67 Acres / 1.08 Hectares

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk

KENNELS FARM

MAYLODGE DRIVE, RUFFORD ABBEY PARK, NG22 9DE

Situated in the heart of Sherwood Forest, approached from the exclusive Maylodge Drive estate and the mature golfing landscape of Rufford Park Golf and Country Club.



*Kennels Farm is not just a plot...
It is a ready-made vision for an exceptional home in an irreplaceable location.*

LOCATION – RURAL CALM, REGIONAL REACH

Kennels Farm combines countryside privacy with excellent connectivity.

ACCESSIBLE REGIONAL CENTRES AND MARKET TOWNS

• Nottingham • Sheffield • Leeds • Mansfield • Newark • Lincoln • Leicester
• Grantham • Southwell

ROAD ACCESS

• **M1 Motorway junction:** 20 miles
• **A1 (North & South):** 12 miles

RAIL

• **Newark Northgate (Main Line):** 16 miles

Fast direct services to London King's Cross from Newark Northgate in a scheduled average journey time of around 80minutes.

SOUTHWELL

A highly regarded historic market town, Southwell offers boutique shopping, cafés and restaurants, renowned schooling, and the iconic Southwell Minster—making it one of Nottinghamshire's most desirable residential centres.

COUNCIL TAX BAND

To be assessed

VIEWING

By private appointment - arranged with the selling agents.

SERVICES

WATER

A private water supply is available via Rufford Park Golf and Country Club. Detailed information will be available during normal pre-contract legal enquiries.

DRAINAGE

Private sustainable drainage will be required for foul and surface water.

ELECTRICITY

A new supply via existing local poles and transformer from Western Power.

ACCESS

Access rights will be granted from Maylodge Drive across the Rufford Park Golf and Country Club Estate by the Limited Company in ownership thereof.

ENVIRONMENTAL CONSIDERATIONS

The land is not known to have flooded in the last 5 years.





IN ALL 870m² / 9361 ft²
MAIN RESIDENCE GROUND FLOOR 600m² / 6456 ft²
MAIN RESIDENCE FIRST FLOOR 103m² / 1108 ft²
ANNEX 61m² / 656 ft²
WORKSHOP & STORES 106m² / 1140 ft²

THE OPPORTUNITY

A truly exceptional consent-ready rural development plot in a prestigious Dukeries countryside setting in the heart of Sherwood Forest, Kennels Farm offers detailed planning permission (Ref: 25/00961/FUL) for a best-in-class, architect-designed contemporary country house set within the historic landscape of Rufford Abbey Park.

This is a compelling opportunity for high-end developers or super home self-builders seeking to deliver a statement home of architectural and environmental quality—without the uncertainty and delay of the planning process.

SUSTAINABILITY AS A SELLING POINT

The scheme has been designed around long-term energy efficiency, low running costs, and environmental responsibility—increasingly critical to value, future-proofing, and purchaser appeal.

Highlights include:

- Passive House-aligned design principles
- Super-insulated and airtight construction
- Mechanical ventilation with heat recovery (MVHR)
- Integrated photovoltaic panels with battery storage
- Electric vehicle charging provision
- Sustainable drainage and rainwater harvesting strategies

These features position the completed home firmly at the premium end of the market.

THE SETTING

Kennels Farm occupies a visually secluded position within a natural dip in the land, surrounded by mature woodland and open countryside, with Rufford Park Golf Course beyond.

- Approx. 2.67 acres / 1.08 hectares (or thereabouts)
- Bordering open countryside and established woodland
- Private track access (shared in part with the Robin Hood Way public footpath)
- Screened from wider views and heritage assets

The result is privacy, discretion, and a strong sense of arrival—rarely achieved in such a prestigious location.



MATERIALS & BUILD QUALITY

The approved palette combines durability, sustainability, and understated luxury:

- GGBS concrete structure – a low-carbon alternative with excellent thermal performance
- Vertical Millboard cladding – recycled timber alternative offering warmth, longevity, and minimal maintenance
- Crisp, minimalist detailing to ensure longevity and timeless appeal

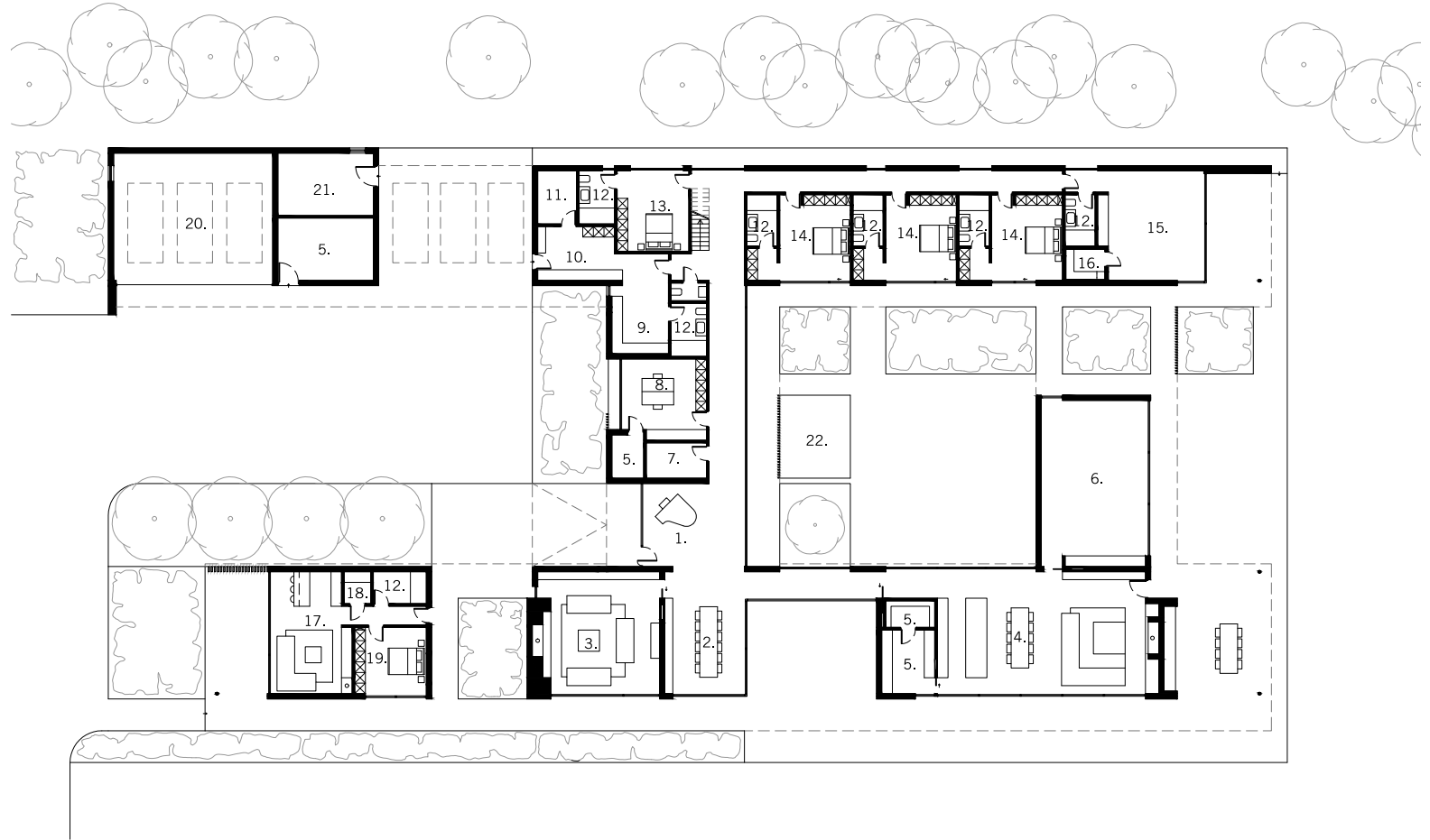
HERITAGE-SENSITIVE, FUTURE-PROOFED

Although not directly listed, the site lies within the wider Rufford Abbey historic landscape. The approved design:

- Is screened from key heritage views
- Maintains the significance and character of the parkland setting
- Has been rigorously assessed and approved through the planning process

This sensitive response protects both capital value and future saleability.

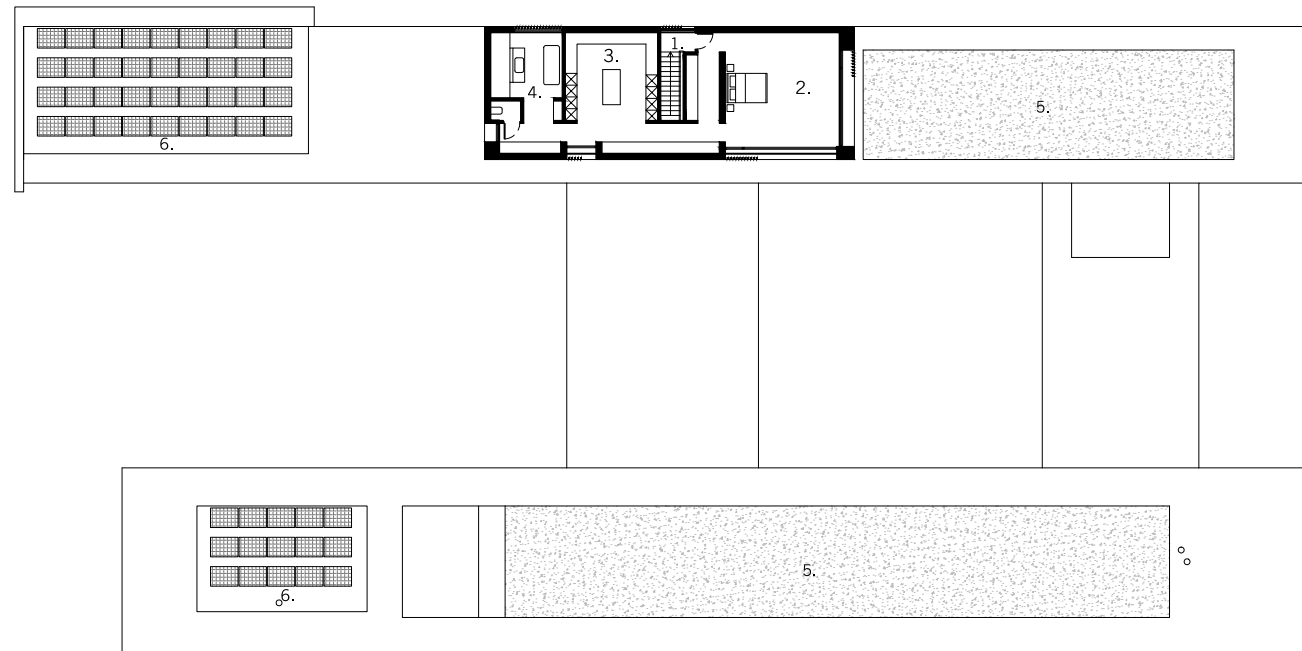
PROPOSED FLOOR PLANS - GROUND FLOOR



1. Entrance Hall
2. Dining - 4.55m x 6.95m
3. Lounge - 6.9m x 6.95m
4. Living - 12.55 x 7.0m
5. Storage
6. Entertainment Room - 5.9m x 9.4m
7. Cloak
8. Office - 4.8m x 4m
9. Laundry
10. Boot Room
11. Plant Room
12. Shower / En Suite
13. Guest Bedroom - 4.0 x 4.55m
14. Bedroom - 4.0 x 4.85m
15. Gym - 5.45m x 6.2m
16. Sauna
17. Annex Living - 4.65m x 6.9m
18. Annex Utility
19. Annex Bedroom - 4.05m x 3.75m
20. Garage - 9.0m x 7.2m
21. Workshop
22. Plunge Pool

 **PROPOSED GROUND FLOOR**
Scale 1:200

PROPOSED FLOOR PLANS - FIRST FLOOR



1. Landing
2. Principal Bedroom - 5.85m x 5.75m
3. Dressing Room - 4.75m x 4.75m
4. Bathroom
5. Biodiverse Green Roof
6. Recessed Solar Array

 **PROPOSED FIRST FLOOR**
Scale 1:200

PROPOSED ELEVATIONS



1) PROPOSED SOUTH WEST FRONT ELEVATION
Scale 1:100



1) PROPOSED NORTH EAST REAR ELEVATION
Scale 1:200



1) PROPOSED NORTH WEST SIDE ELEVATION
Scale 1:100



1) PROPOSED SOUTH EAST SIDE ELEVATION
Scale 1:100

WHY THIS PLOT STANDS OUT

- Detailed planning permission secured
- Prestigious Rufford Abbey Park landscape setting
- Award-winning architectural design
- Strong sustainability and future-proofing credentials
- Rare opportunity to create a landmark contemporary country home

Kennels Farm is not just a plot—it is a ready-made vision for an exceptional home in an irreplaceable location.



PRICE GUIDE £750,000



THE APPROVED HOME – AT A GLANCE

The consented design delivers a contemporary rural residence that is bold, refined, and quietly confident in its setting.

Key features include:

- Striking low-profile architecture inspired by the site's agricultural legacy
- Two elongated wings linked by secondary structures, creating sheltered courtyards and strong indoor-outdoor connections
- Flexible internal arrangement suitable for large families or intergenerational living
- Discrete annexe and garaging
- Set-back first-floor principal suite with elevated countryside views

The architecture avoids pastiche, instead offering a timeless and highly desirable modern country aesthetic.

PLANNING & DESIGN – VALUE ALREADY SECURED

Planning permission has been secured for a single, exceptional dwelling designed by ID Architecture, award-winning specialists in bespoke countryside homes.

The approved scheme:

- Replaces redundant agricultural buildings with a low-impact, high-quality new build
- Retains the same footprint and floor area as the previously consented Class Q scheme, while dramatically enhancing design, sustainability, and market appeal
- Has been carefully shaped to satisfy planning, landscape, and heritage considerations within the Rufford Abbey registered parkland

This removes significant development risk and allows an incoming purchaser to proceed directly to build.

GENERAL NOTES
 This drawing is to be read in conjunction with all relevant Architects, Engineers and specialists drawings as relevant and as noted.
 All figured dimensions are to be checked on site as relevant prior to construction or fabrication. Do not scale from this or any other ID Architecture drawing. Any dimensional anomalies are to be brought to the attention of ID Architecture.




PROPOSED SITE PLAN
 Scale 1:200

id architecture

TITLE: Proposed Site Plan
 CLIENT: Willett Homes Developments Ltd
 PROJECT: New Build Dwelling
 LOCATION: Kennels Farm, Rufford, NG22 9DE
 DRAWN BY: DS
 CHECKED BY: AI
 SCALE: As Noted
 SIZE: A1
 DATE: 7 February 2025
 STAGE: Planning

DRG NO: **24012/010**
 REV: **v01**



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ABOUT THE ARCHITECTS ID ARCHITECTURE AWARD WINNING, BESPOKE, DESIGN-LED ARCHITECTURE

“Designing bespoke countryside homes and private estates that seamlessly blend into the landscape.”

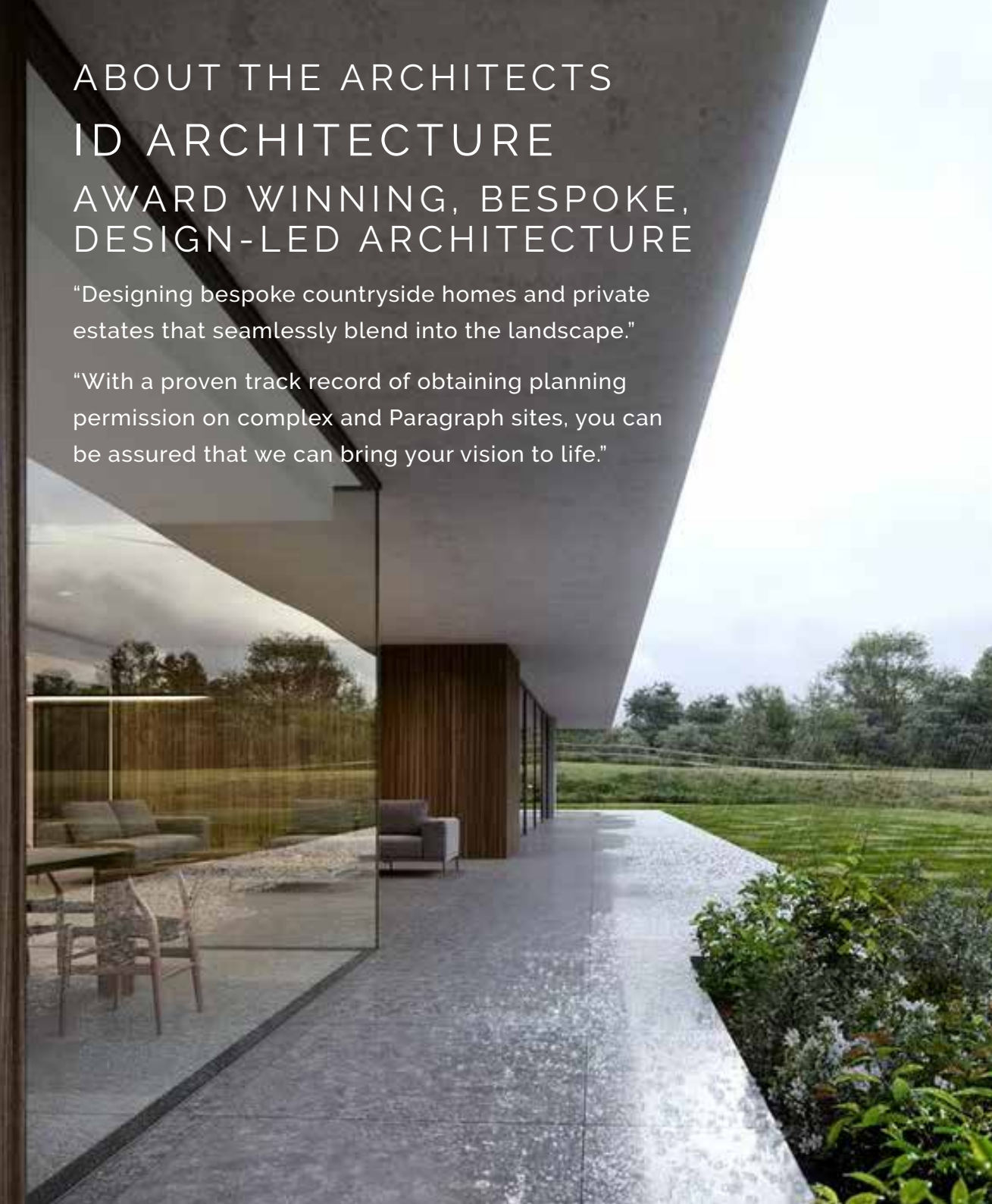
“With a proven track record of obtaining planning permission on complex and Paragraph sites, you can be assured that we can bring your vision to life.”

THE VISION AND THE SCHEME IN THE WORDS OF ID ARCHITECTURE

“The proposed new dwelling at Kennels Farm in Rufford presents a bold yet sensitive architectural response to a disused rural site formerly occupied by agricultural poultry sheds. The scheme replaces these redundant structures with a highly sustainable, low-lying home, designed to sit quietly within the surrounding landscape while embracing progressive environmental design principles. The project has been carefully shaped to deliver a dwelling that enhances biodiversity, responds to local character, and respects its unique setting within the Grade II registered Rufford Abbey park and garden.

The site itself lies just east of the settlement of Rufford, in a visually secluded location surrounded by mature woodland and set within a natural dip in the landform. This positioning, combined with the remnants of two former poultry sheds, has provided a clear architectural cue for the new design. The proposal occupies the same footprint and floor area as the five dwellings previously granted under Class Q permitted development, maintaining a similar spatial logic but dramatically improving both architectural quality and environmental performance. By choosing to pursue a bespoke new-build dwelling rather than proceed with conversion, the design team has embraced the opportunity to elevate the scheme’s spatial, visual, and ecological ambitions.

The form of the building draws directly from the linear geometry of the former sheds. Two elongated, low-slung volumes are linked by secondary structures to create a series of interconnected internal and external spaces. The resulting composition is distinctly contemporary yet rooted in agricultural precedent. It avoids any overt domesticity in favour of a restrained and elemental architectural language that feels entirely appropriate in this rural context. The plan is arranged to promote clarity, flow, and connection to the landscape, with the principal living spaces orientated to maximise views and daylight while maintaining privacy.





Internally, the home has been carefully zoned to reflect modern patterns of use. The southern wing accommodates open-plan family and living spaces, designed to feel both generous and connected to the environment. The northern wing provides more private accommodation, including bedrooms and ancillary rooms, while a discrete annexe and garaging complete the ground floor. A modest first-floor element is set back to the rear of the site and houses the principal suite, offering elevated views across the courtyard and surrounding countryside.

Material selection has been central to the scheme's environmental and aesthetic aims. A primary structure of GGBS concrete—a low-carbon alternative to traditional concrete—provides durability, thermal mass, and a refined finish with reduced embodied energy. This is complemented by vertical Millboard cladding, a recycled timber-alternative that delivers visual warmth, resilience, and low maintenance. Detailing across the building is precise and pared back, favouring a minimalist expression that supports longevity and avoids fussy or decorative treatments

Landscaping is fundamental to the success of the project. The proposal incorporates a wide-ranging suite of ecological enhancements, from biodiverse grasslands and ponds to native tree planting and green roofs. These interventions are designed not just to mitigate impact but to deliver a measurable biodiversity net gain, transforming a largely barren former farmyard into a thriving natural habitat. The domestic garden area is tightly defined, allowing the majority of the site to remain semi-wild and environmentally productive. This approach helps reinforce the project's visual integration with the broader landscape and reduces the sense of intrusion.

"The project stands as a benchmark for what rural redevelopment can achieve when design and sustainability are aligned from the outset."



From a sustainability perspective, the design adheres to rigorous standards aligned with Passive House principles. The dwelling features a super-insulated and airtight envelope, passive solar design, mechanical ventilation with heat recovery, and renewable energy systems including integrated photovoltaics with battery storage. Orientation and massing have been optimised for natural light and thermal performance, while external water use is supported through sustainable drainage and rainwater harvesting strategies. The scheme also includes electric vehicle charging points, cycle storage, and a designated work-from-home space, further contributing to its low-impact lifestyle credentials.

Access to the site is via a private track, shared in part with the Robin Hood Way public footpath, and no changes to this route are proposed. The development's modest vehicle use, and secluded location ensure that its presence will have minimal impact on local movement or visual character. This discretion is further reinforced by the site's position within a natural hollow and the enhanced tree planting proposed to its boundaries.

Heritage considerations have played a key role in the project's evolution. While the site itself holds no direct heritage designation, it lies within the wider landscape of the Rufford Abbey registered park and garden. As such, the design has been subjected to careful analysis to ensure it does not detract from the character or significance of this historic setting. Crucially, the site is screened from key heritage views and there is no direct line of sight to Rufford Abbey or its associated assets. The development's form, materiality, and landscaping have all been guided by a desire to sit quietly and respectfully within this sensitive context.



XXXXX

The proposal represents a shift away from the purely utilitarian forms that previously occupied the site, towards a new kind of rural architecture—one that is environmentally responsible, architecturally coherent, and deeply attuned to its landscape. Rather than being an isolated house in the countryside, the new dwelling is conceived as a contemporary evolution of the site's agricultural legacy, recast through the lens of sustainability and modern living.

In summary, the Kennels Farm project is a considered response to a challenging site and planning context. It offers a compelling alternative to the previously consented Class Q scheme by delivering far higher environmental and architectural standards within the same development footprint. Through its sensitive massing, low-carbon construction, ecological enhancements, and design clarity, the proposal seeks to reimagine rural living for the 21st century—rooted in place, minimal in impact, and ambitious in quality. As the planning process moves forward, the project stands as a benchmark for what rural redevelopment can achieve when design and sustainability are aligned from the outset."



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