



**Old Hall Farm Development Site Main Street,
Kneesall, Newark, NG22 0AD**

Offers In Region Of £600,000

Tel: 01636 611 811

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

- An exciting Development Opportunity
- Farmhouse & Three Barn Conversions
- Class E Commercial Property Conversion
- Conservation Village
- Newark 10 Miles (Newark to St Pancras approx. 1h 36m), Mansfield 10 Miles
- Full Planning Permission Granted
- Three New House Builds
- In all 0.55 Ha (1.35 Acre)
- School & Amenities

A residential development site comprising farmhouse and barn conversions together with three new builds and a commercial property (Class E) conversion. The site situated in a delightful conservation village with school and amenities extends to 0.55 Ha (1.35 Acre) or thereabouts.

The buildings comprise a typical later 18th/19th Century farmstead comprising a former domestic farmhouse, traditional brick built farm building in a crew yard setting, and a site for three new build designs comprising two storey detached and single storey barn inspired designs.

Full planning permission is granted under Newark & Sherwood District Council reference 23/01713/FUL together with considerable documentation and some pre-commencement conditions discharged.

Kneesall is an attractive village set in rolling Nottinghamshire countryside midway Newark 10 miles, Mansfield 10 miles. The village has an excellent range of amenities including Kneesall CofE Primary School, private Nursery (Country Kids), a very attractive popular Cafe (The Haybarn), and an excellent Indian Restaurant. The Church of St Bartholomew is a focal point of the village with community space. Conveniently located geographically for access to the A1 and M1 trunk roads, providing excellent communications, also the main East Coast Railway service from Newark Northgate to London King's Cross with journey times of just over 75 minutes.

SUMMARY OF DEVELOPMENT

See attached table for summary of development.

TOWN & COUNTRY PLANNING

Full Planning Permission is granted by Newark & Sherwood District Council under reference 23/01713/FUL for conversion of existing barns to form three dwellings and one commercial unit, Use Class E (c) and E (g) (i) Refurbishment of existing farmhouse and erection of three new dwellings with associated internal access, parking and landscaping. The Permission is dated 24th September 2024.

Full details, documents and plans can be accessed on the Newark & Sherwood District Council Planning Portal:
<https://www.newark-sherwooddc.gov.uk/viewcommentplanningapplication/>

Support information includes:

Bat Mitigation Report
Landscape Strategy
Arboricultural Impact On Trees
Preliminary Access Design
Drainage Strategy Design
Heritage Impact Assessment
Structural Assessment Report

The vendors propose to discharge the following conditions:

- * Condition 06 - Archaeological Scheme of Investigation.
- * Condition 07 - Submission of a Proposed Scheme of Speed Reduction Measures.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The CIL is assessed at £77,514 for the residential part of the development, and in addition £7,340 for the commercial part of the development.

BIODIVERSITY NET GAIN (BNG)

There is no requirement for BNG as the application was made before this became mandatory.

SERVICES

Mains water, electricity, and drainage are understood to be available. Purchasers should make their own investigations as to the technical details and availability.

TENURE

The entire property is freehold and offered with vacant possession.

ACCESS

The sellers will retain rights of way for all times and purposes over the development road for access purposes to the retained Haybarn Cafe and associated buildings, yard and car parking.

POSSESSION

Vacant possession will be given on completion.

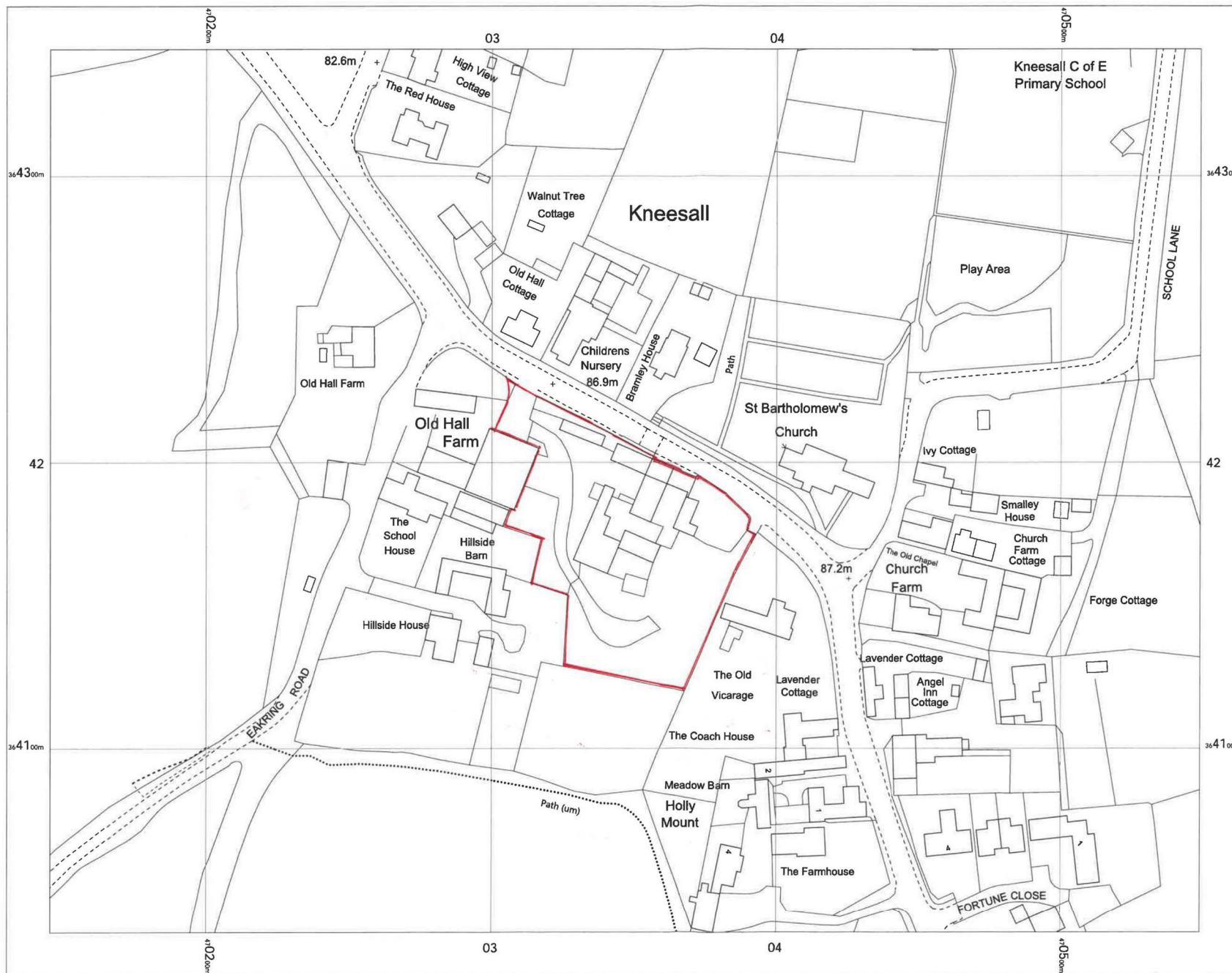
VIEWING

Strictly by appointment with the selling agents.

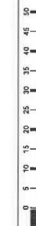




Property	Description	GIA m²	GIA ft²
Commercial Unit	Offices	59.2	(637)
Farmhouse 2 Storey	Dining Kitchen, 2 Reception Rooms, 4 Bedrooms, Bathroom & En Suite. Outbuildings.	175.6 32.8	(1,890) (353)
Barn 1 Single Storey	Kitchen/Dining, Study, 3 bedrooms, Bathroom, En Suite, Home Office.	212.4	(2,286)
Barn 2 Single Storey	Lounge/Living, Kitchen, 2 bedrooms, Bathroom & En Suite.	97.2	(1,046)
Barn 3 2 Storey	Lounge/Living, Kitchen, Sitting Room, 3 Bedrooms, 2 En Suites.	163.6	(1,761)
New Cottage 2 Storey Detached	Dining/Kitchen, Lounge, 3 Bedrooms, Bathroom & En Suite.	114	(1,227)
New Barn A Single Storey	Lounge/Dining, Kitchen, 3 Bedrooms, Bathroom.	79.5	(855)
New Barn B Single Storey	Lounge/Kitchen/Dining, 2 Bedrooms, Bathroom.	78.9	(849)
		1,013 m ²	10,900 ft ²



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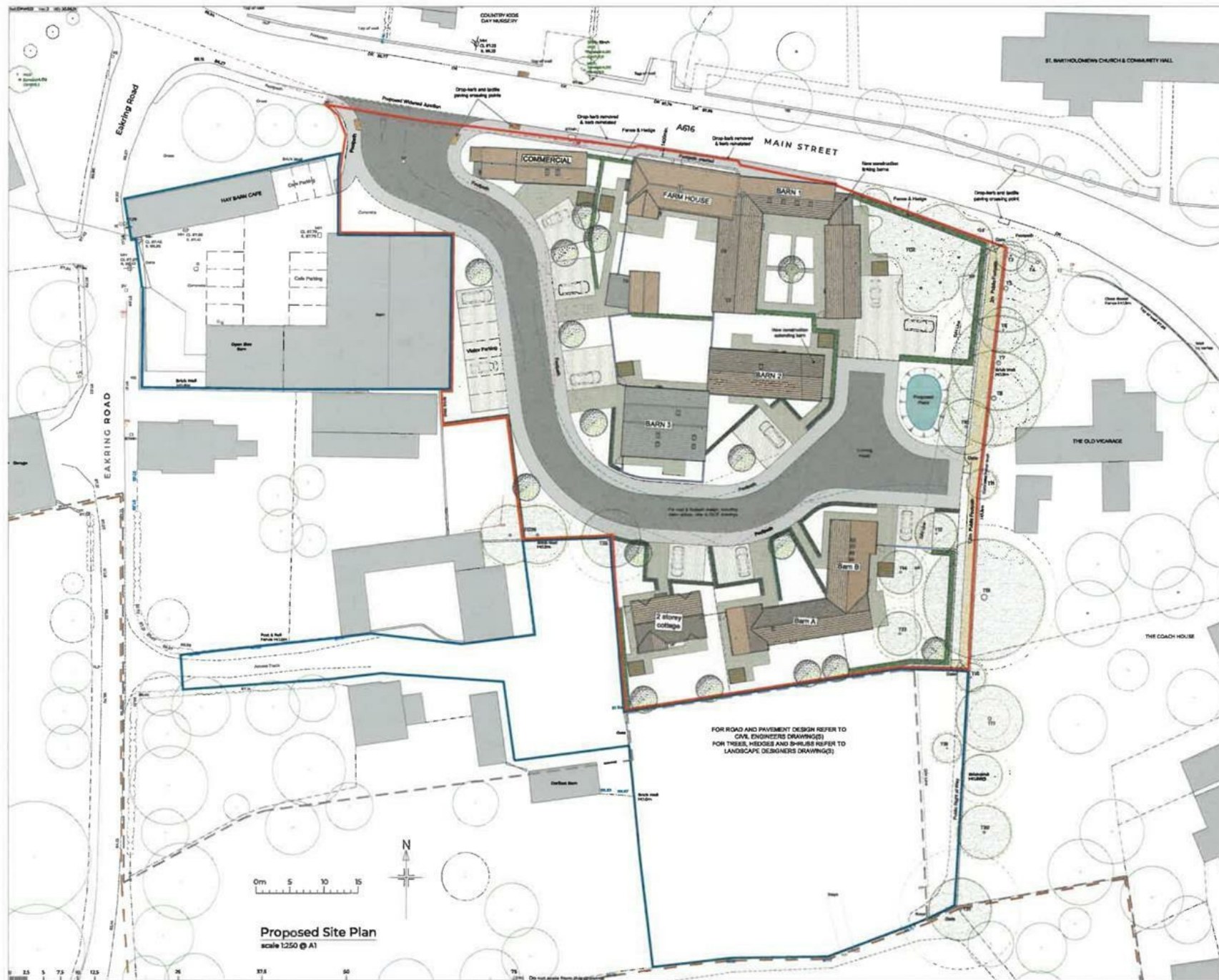
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Schedule of Areas:

	GIA	Nett. area	Parking spaces
Commercial Unit	68.2sqm	NA	3
Farm House (2 storey)	173.5sqm	4	3
Barn 1, (single storey)	212.8sqm	3	4
Barn 2, (single)	67.2sqm	2	3
Barn 3, (2 storey)	183.6sqm	3	3
New 2 storey Cottage	114.0sqm	3	3
New single storey Barn A	73.5sqm	2	3
New single storey Barn B	73.5sqm	2	3

- KEY**
- Historic Village Boundary Envelope
 - Extent of the Conservation Area
 - Timber post & rail fence 1.1m high
 - Timber close boarded fence 1.8m
 - Proposed new access road to CV4
 - Proposed 2m wide terrace path
 - Proposed paving to provide access to and around properties
 - Proposed parking, gravel to grid system
 - Proposed grass lawn and/or low ground level paving
 - Proposed gravel gravel path to ending public right of way
 - Proposed low (0.6m) box hedging
 - Proposed beach hedging (height to match landscaping)
 - Proposed trees as per UEL
 - Associated layout, species to have maximum impact on surrounding structures and be native to the UK
 - Proposed timber waste bin (2) and cycle (2) store

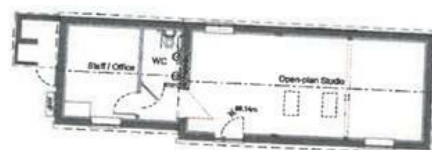
FOR ROAD AND PAVEMENT DESIGN REFER TO CIVIL ENGINEERS DRAWINGS
FOR TREES, HEDGES AND SHRUBS REFER TO LANDSCAPE DESIGNERS DRAWINGS

Rev	Date	Description	By	Ch	Ap
P10	28.08.24	Comments boundary to be amended	AM	SK	
P12	05.09.24	Proposed trees as per UEL	AM	SK	
P13	05.09.24	Highway design amended	AM	SK	
P14	05.09.24	Highway design amended	AM	SK	
P15	05.09.24	Barn A & B redesign	AM	SK	
P16	05.09.24	Revised to reflect comments	AM	SK	
P17	05.09.24	Final line boundary amended	AM	SK	
P18	05.09.24	Highway scheme incorporated	AM	SK	
P19	05.09.24	Minor amendments	AM	SK	
P20	05.09.24	Minor amendments	AM	SK	
P21	05.09.24	Minor amendments	AM	SK	
P22	05.09.24	Minor amendments	AM	SK	
P23	05.09.24	Minor amendments	AM	SK	
P24	05.09.24	Minor amendments	AM	SK	
P25	05.09.24	Minor amendments	AM	SK	
P26	05.09.24	Minor amendments	AM	SK	
P27	05.09.24	Minor amendments	AM	SK	
P28	05.09.24	Minor amendments	AM	SK	
P29	05.09.24	Minor amendments	AM	SK	
P30	05.09.24	Minor amendments	AM	SK	

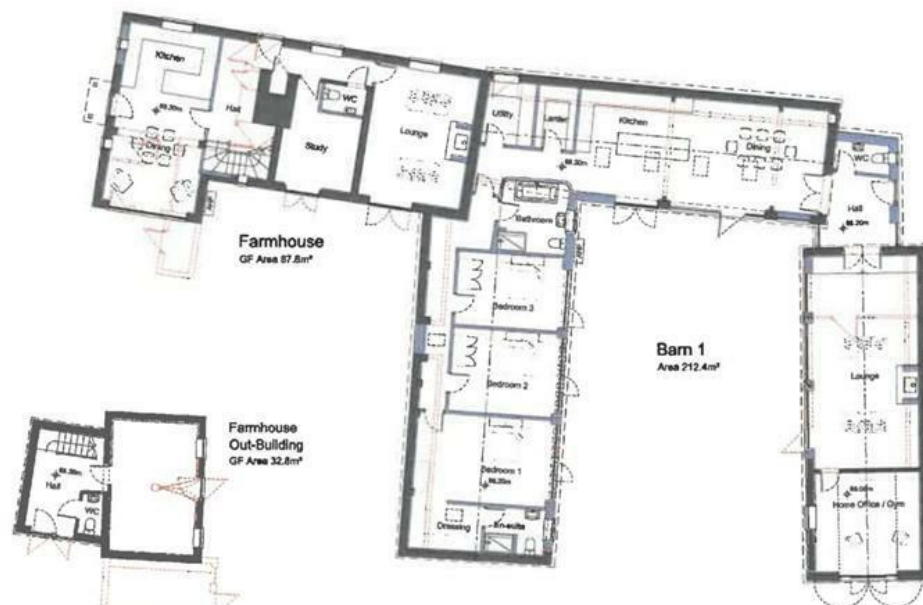
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Main Street Farm - Kneesall Barn Conversions, Residential & Commercial Development
Proposed Site Plan

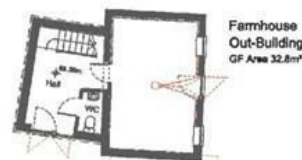
Drawn by: SK
Checked by: AM
Approved by: AM
Date: 28.08.24
Scale: 1:250
Sheet: 1 of 1
Project: 17066 - CBP - DO - SI - M2-A - 1500 - 52 - P13
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Commercial Unit
Area 55.2m²



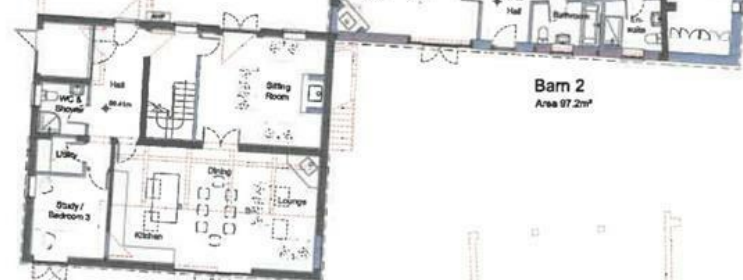
Farmhouse
GF Area 97.8m²



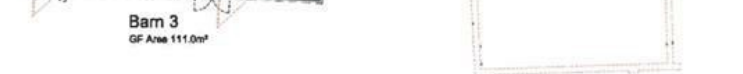
Farmhouse Out-Building
GF Area 32.8m²



Barn 1
Area 212.4m²



Barn 2
Area 97.2m²



Barn 3
GF Area 111.0m²

Proposed Ground Floor Plans
scale 1:100 @ A1

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Schedule of Areas	GFA	Bedrooms	Parking Spaces
Commercial Unit	55.2m ²	N/A	3
Farm House (2 story)	175.8m ²	4	3
Barn 1 (single story (open))	212.4m ²	3	4
Barn 2 (detached)	97.2m ²	2	3
Barn 3 (2 story)	111.0m ²	3	3
New 2 story Cottage	114.0m ²	3	3
New single story Barn A	95.5m ²	2	3
New single story Barn B	95.2m ²	2	2

KEY

- Demolition
- Existing walls
- Proposed walls

Rev	Date	Description	By	Ck	App
P05	06/02/24	Minor layout changes	AM	BB	XX
P04	17/02/24	Minor layout changes	AM	BB	XX
P03	08/02/24	Notes amended	AM	BB	XX
P02	02/07/23	AD Source Heat Pump shown	AM	BB	XX
P01	05/06/23	Finalised	AM	BB	XX

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Project
Main Street Farm - Kneesall
Barn Conversions, Residential &
Commercial Development

Existing
Existing Farmhouse & Barns

Proposed
Proposed Ground Floor Plans

Rev	Date	Description	By	Ck	App
AM	BB	X	1100	June 2023	3
17066	-CBP-	Z1	-CF-M2-A-	3500-S2	-P05

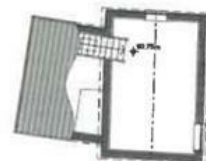
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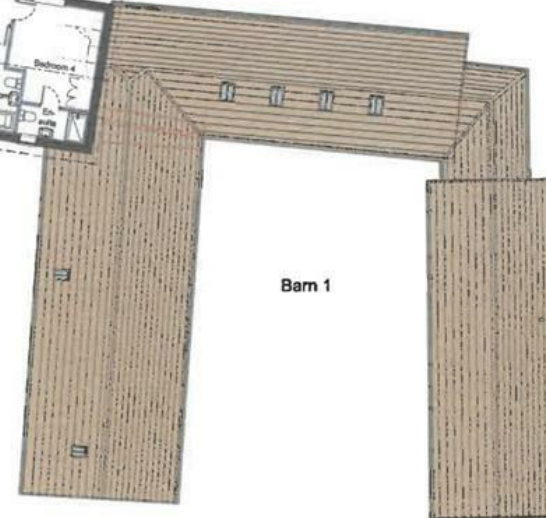
Commercial Unit



Farmhouse
FF Area 57.5m²



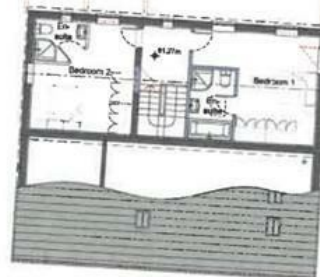
Farmhouse
Out-Building
FF Area 19.0m²



Barn 1



Barn 2



Barn 3
FF Area 52.5m²

Proposed First Floor Plans
scale 1:100 @ A1

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Schedule of Areas:

	GFA	Bedroom	Parking Spaces
Commercial Unit	52.5m ²	NA	3
Farm House (2 storey)	175.5m ²	4	3
Barn 1 (single storey U-plan)	212.8m ²	3	4
Barn 2 (isolated)	97.2m ²	2	3
Barn 3 (2 storey)	163.8m ²	3	3
New 3 storey Cottage	114.5m ²	3	3
New single storey Barn A	80.5m ²	2	3
New single storey Barn B	86.2m ²	2	2

KEY

- Demolition
Existing walls
Proposed walls

PO4	08/03/24	Minor layout changes	AM	RR	XX
PO3	17/03/24	Minor layout changes	AM	RR	XX
PO2	05/06/23	Layouts amended	AM	RR	XX
Rev	Date	Description	By	CX	Ad

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Project
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Existing site
Existing Farmhouse & Barns

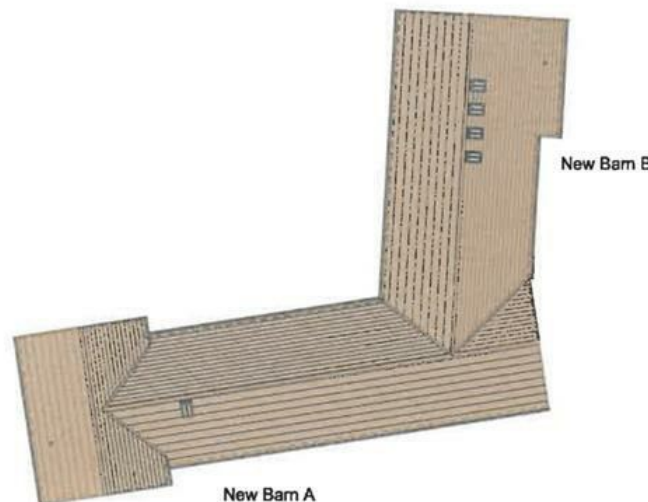
Proposed First Floor Plans

Drawn by	AM	RR	X	1300	Date	June 2013	3
Project	17066 - CBP - 21 - 01 - M2-A - 3501 - S2 - PO4						

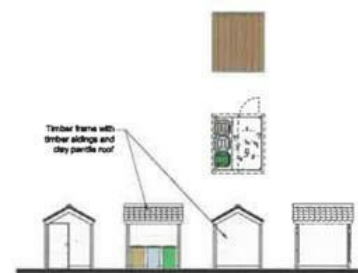
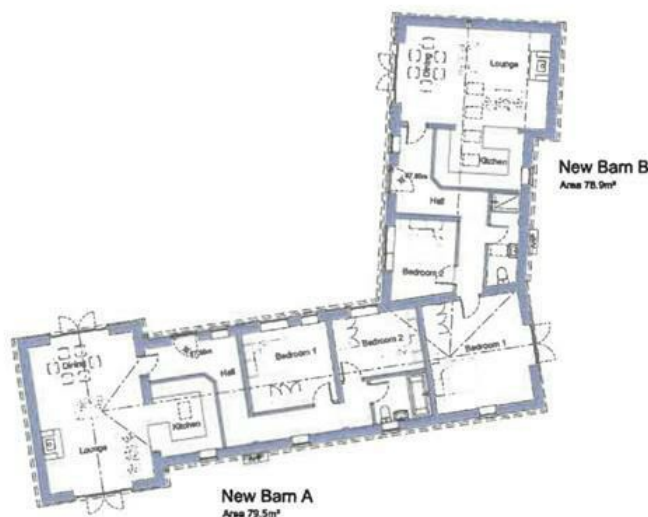
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Proposed First Floor Plan
scale 1:100 @ A1



Proposed Ground Floor Plans
scale 1:100 @ A1



Proposed Bike & Bin Store
scale 1:100 @ A1

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Schedule of Areas:	GFA	Bedrooms	Parking Spaces
Commercial Unit:	58.2m²	NA	3
Farm House (2 storey)	175.5m²	4	3
Barn 1 (single storey Upper)	213.8m²	3	4
Barn 2 (extended)	57.3m²	2	3
Barn 3 (2 storey)	163.8m²	3	3
New 2 storey Cottage	114.0m²	3	3
New single storey Barn A	79.5m²	2	3
New single storey Barn B	78.9m²	2	3

KEY	Description
	Demolition
	Existing walls
	Proposed walls

Rev	Date	Description	By	Ck	App
P07	28.04.24	Minor amendment to Cottage	AM	SB	XX
P06	03.04.24	Barns A & B redesigned	AM	SB	XX
P05	06.03.24	Minor layout changes	AM	SB	XX
P04	17.03.24	Minor layout changes & Bin / Cycle store details	AM	SB	XX
P03	04.07.23	Minor amendment to Cottage	AM	SB	XX
P02	03.07.23	Job Site visit / Pointe shown	AM	SB	XX
P01	06.06.23	First issue	AM	SB	XX

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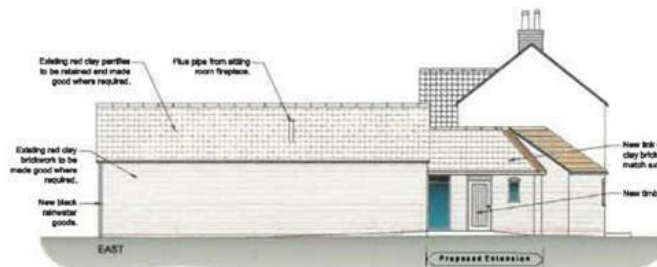
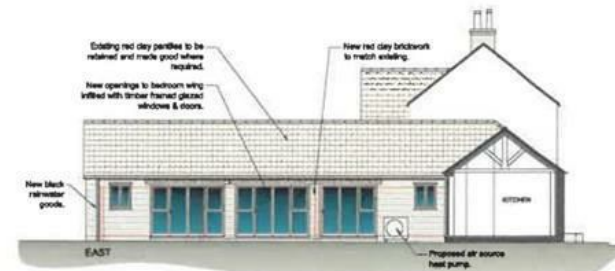
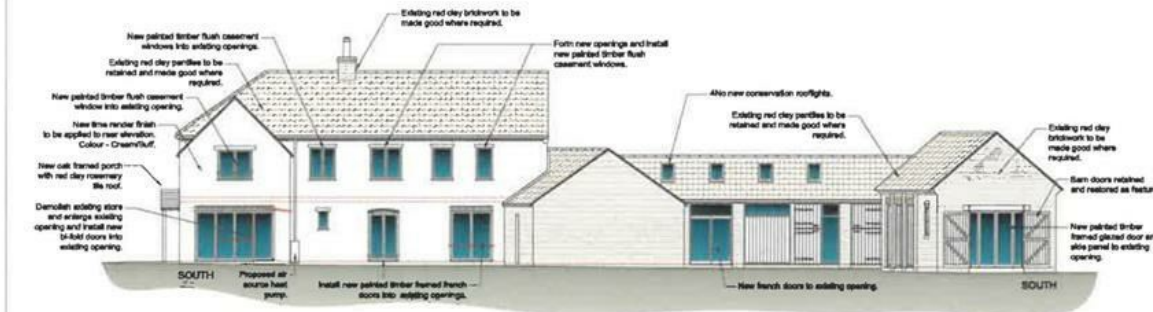
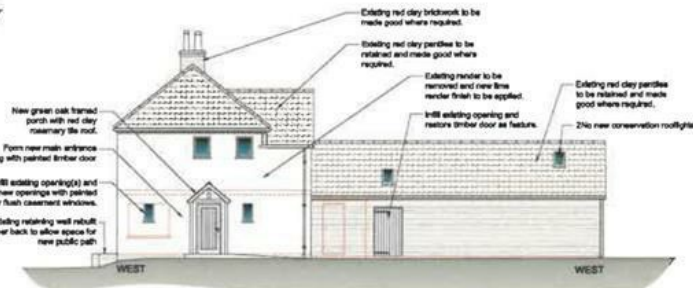
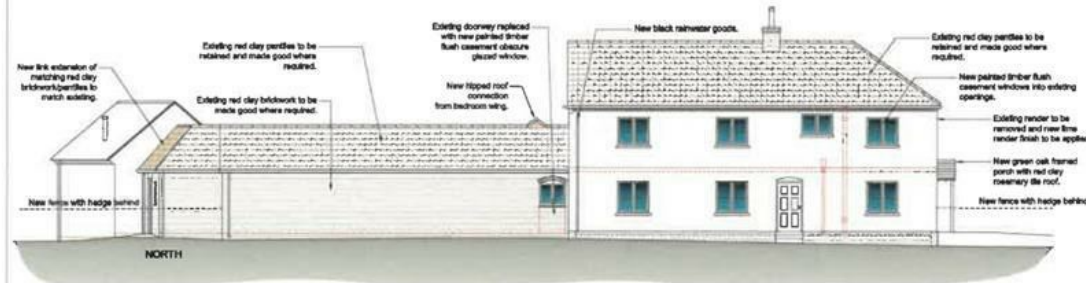
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**Main Street Farm - Kneesall
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**Proposed New Properties
Proposed Floor Plans -
New Cottage, Barns A & B,
Bin & Cycle store details**

Drawing	Scale	Issue	Date	Author
AM	SB	X	1/100	June 2023
P07	06	XX	M2-A	3502-S2-P07

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Proposed Elevations - Farmhouse & Barn 1
scale 1:100 @ A1

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004 23.04.24	Initial amendments based on comments received.	AM 181 X1
003 08.02.24	Initial amendments based on comments received.	AM 180 X1
002 17.12.24	Initial amendments based on comments received.	AM 180 X1
001 03.07.23	First issue.	AM 180 X1
Rev	Date	Description
		By CH AP

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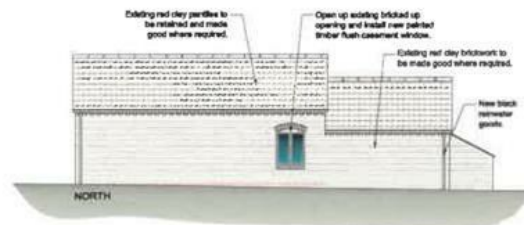
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Existing Farmhouse & Barns

Proposed Elevations -
Farmhouse & Barn 1

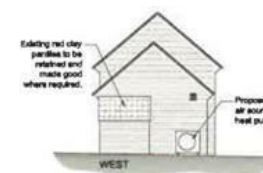
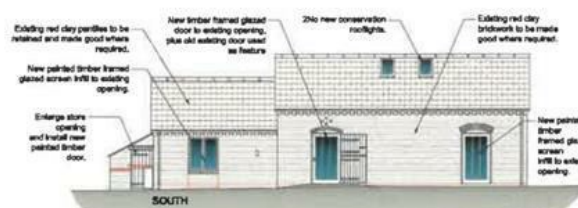
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AM	RR	X	1:100	July 2023
Project	Ref	Client	Site	Notes
17066 - CBP-Z1	-XX-M2-A-	3510	-S2	-P04

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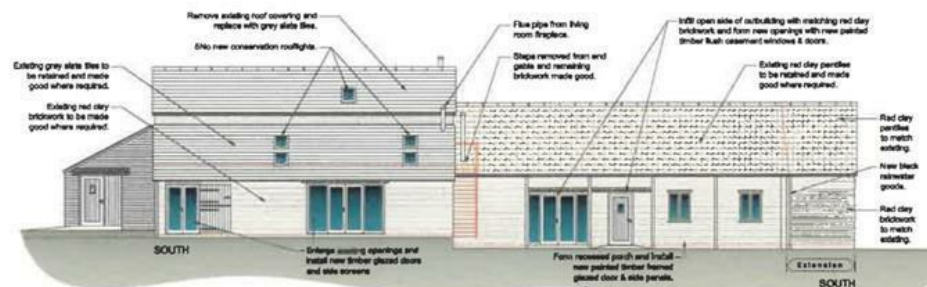
Proposed Elevations - Commercial Unit

scale 1:100 @ A1



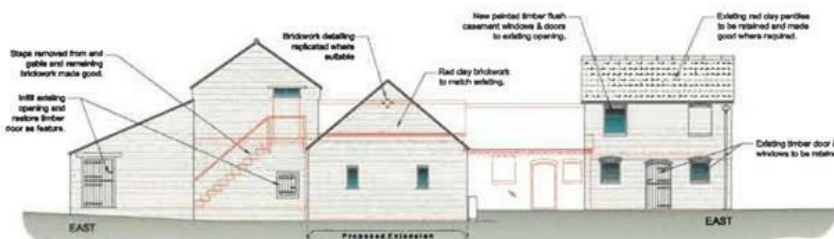
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Proposed Elevations - Barns 2, 3 & 4

scale 1:100 @ A1



PO3	11.03.24	Minor amendments based on comments received.	AM	00	XX
PO3	09.10.23	Window unit on West Elevation (Barn 4)	AM	00	XX
PO3	03.07.23	Final Elevation	AM	00	XX
Rev	Date	Description	By	CN	AP

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Commercial Development

Existing Farmhouse & Barns

Proposed Elevations -
Commercial Unit, Barns 2, 3 & 4

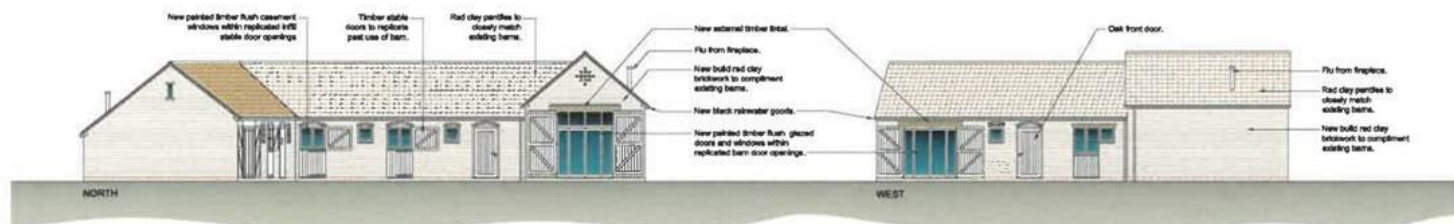
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AM	00	XX	1100	July 2023	3

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Proposed Elevations - New Cottage
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Proposed Elevations - New Barns A & B
scale 1:100 @ A1

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 4. All dimensions are in millimeters unless otherwise stated.
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PO6 29.04.24	Minor amendments based on comments received.	AM 02 IC			
PO4 02.04.24	Barns A & B re-designed	AM 02 IC			
PO3 08.03.24	Minor amendments based on comments received.	AM 02 IC			
PO2 17.03.24	Minor amendments based on comments received.	AM 02 IC			
PO1 03.07.23	POB1 08/01/24	AM 02 IC			
Rev	Date	Description	By	Ch	Ap

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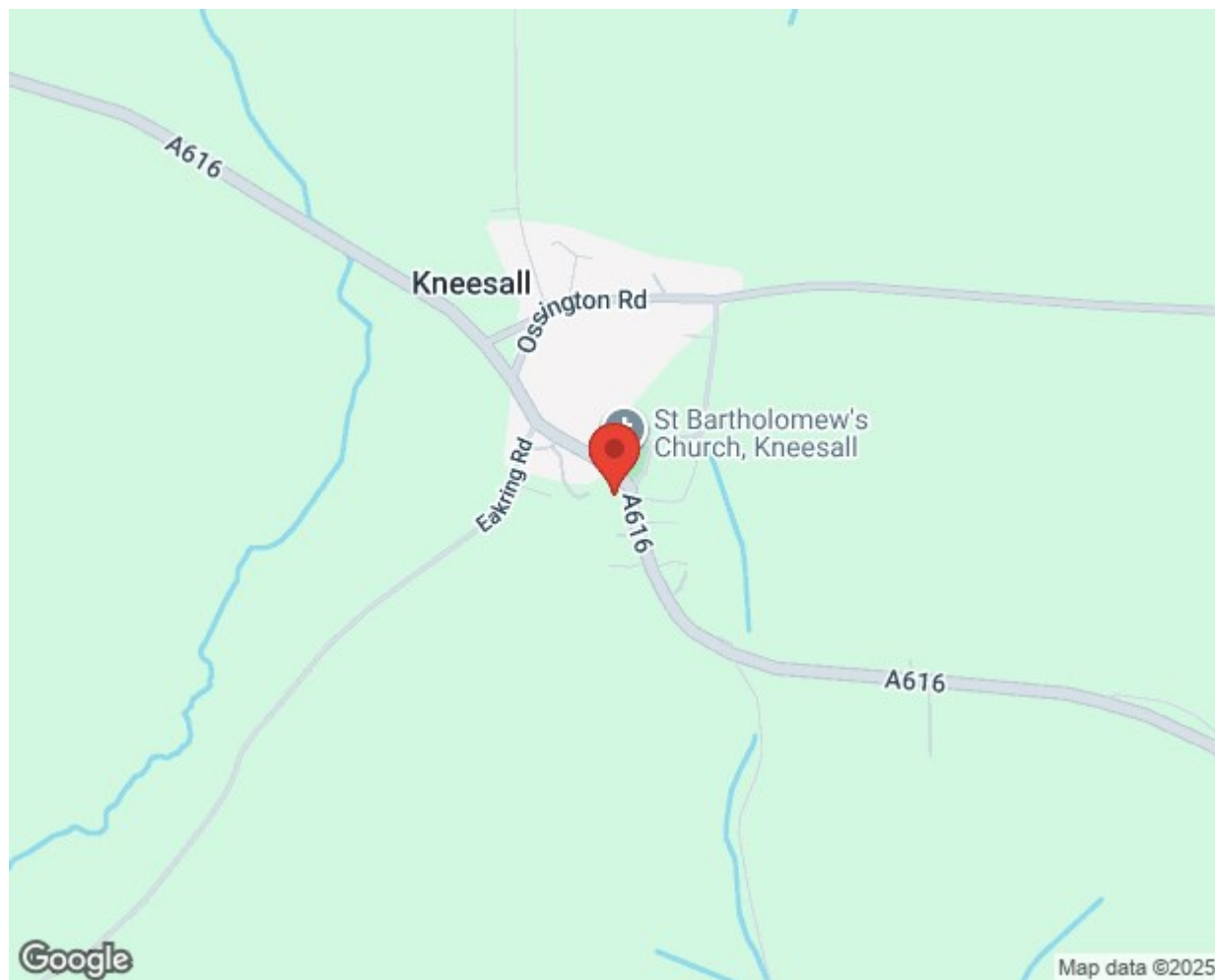
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New Build Properties

Proposed Elevations -
New Cottage, Barns A & B

Drawn	Checked	Reviewed	Date	Scale
AM	RR	X	1700	July 2023 3
Project	Drawn	Scale	Date	Scale
17066 - CBP - Z2 - XX - M2 - A - 3512 - S2 - P05				

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