



Development Opportunity, Manor Farm – Barns 1 & 2
Sand Lane, Spalford, Newark, Notts. NG23 7HF

BELL





Manor Farm – Barns 1 & 2

Spalford, Newark

This is an outstanding Village & Country development opportunity comprising of detailed planning consent for two substantial barn conversions, Bentalls Barn GIFA 2,960 ft² and The Waggon House GIFA 2,626 ft², both offering four-bedroom accommodation with accompanying expansive reception space and the good-sized grounds they each deserve. The barns form part of the Manor Farm yard in the small quiet Trent Valley Village of Spalford.

This development will appeal to a quality developer or those looking for a personal self-development project. The barns can be purchased together, or separately.

PLANNING:

Planning Reference: 24/02132/FUL

Local Planning Authority

Newark & Sherwood District Council Castle House, Great N Rd, Newark NG24 1BY.

Website: www.newark-sherwooddc.gov.uk/viewcommentplanningapplication/

Phone: 01636 650000

Planning Consultants: Fytche Taylor Unit 5, The Quays, Burton Waters, Lincoln LN1 2XG

Email: info@ftplan.co.uk

Phone: 01522 581383



Neighbouring Development

The barns will form part of a delightful and exclusive high-quality enclave of homes, in the proposed redevelopment of the neighbouring Manor Farm yard. Planning Permission has now been approved for five new homes with sympathetic contemporary barn style designs, that in conjunction with the development of Bentalls Barn & The Waggon House will significantly enhance the quality and desirability of the village as a whole.

Planning Application Reference: 25/00222/FULL

Please contact the agents for more information.

BARN 1- Bentalls Barn

Accommodation

Ground Floor

Feature Entrance Hallway
Family Room
Substantial Dining Kitchen
Hallway
Utility/Boot Room
WC
2 Bedrooms both with En-suite Shower Rooms

First Floor

Feature Gallery Landing and 2 substantial Bedroom with En-suite Bath/Shower Rooms

OUTSIDE

This barn visually holds a very prominent and prestigious location in the village, with the good-sized grounds extending to in the region of 0.43 of an acre (sts). A driveway will meander its way through the grounds to the detached cart shed style **Garage**.

The barn will have a private wall enclosed courtyard garden to enjoy and the substantial farm implement store set on one side, has been shown on the plans as potential for conversion to **Home Office and Studio Space**.



BARN 2- The Waggon House

Accommodation

Ground Floor

Entrance Hallway
 Utility
 Study
 Good sized Sitting Room with access to the private walled courtyard garden
 Substantial Family Dining Kitchen
 Lobby
 WC
 2 Good sized Bedrooms with En-suite Shower Rooms.

First Floor

Landing and 2 good sized Bedrooms with En-suite Shower Rooms.

OUTSIDE

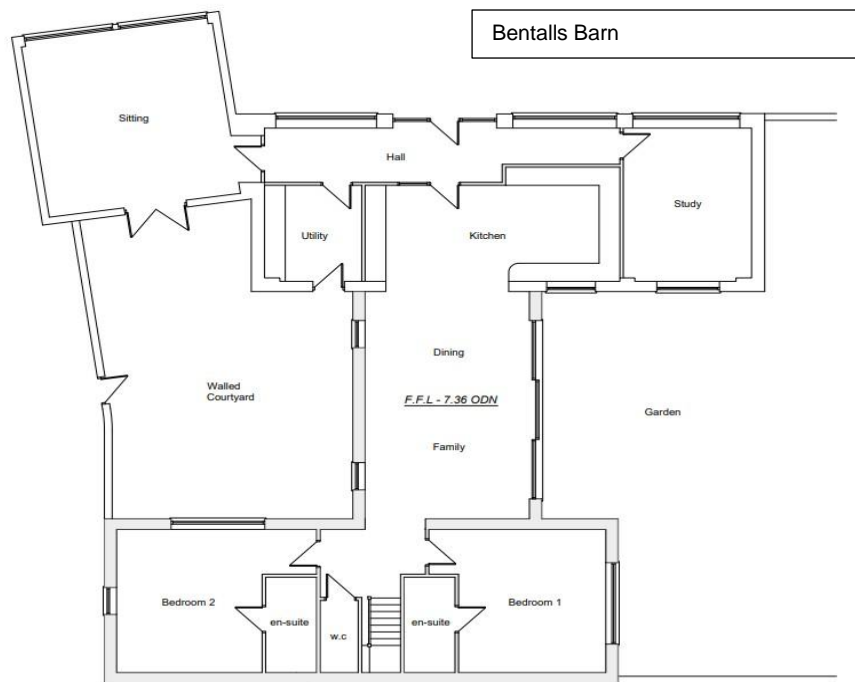
This barn has very good- sized grounds of 0.34 of an acre (sts) and will have plenty of parking space to serve a cart shed style **Double Garage**. The plans suggest the creation of attractive landscaped wall enclosed courtyard garden areas. This will be a delightful very private home.

THE AREA

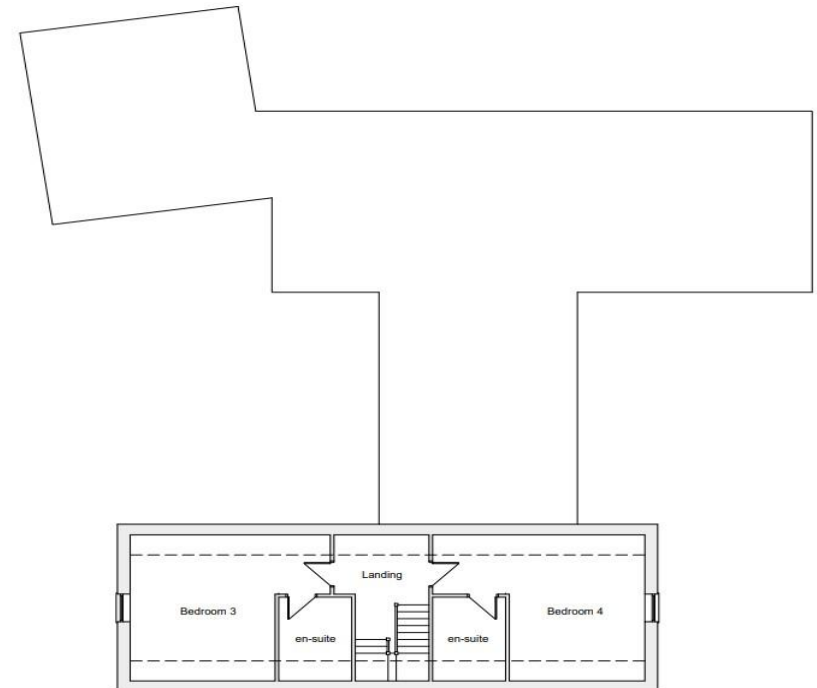
Spalford is a peaceful rural village set within expansive Trent Valley countryside, offering an ideal balance between tranquil country living and easy access to surrounding towns, historic landmarks, and essential amenities. It's a haven for outdoor enthusiasts, with excellent opportunities for walking, cycling, and horse riding amidst wonderful rural scenery.

Note: CGI's of proposed conversions cannot be guaranteed as representing finished product.



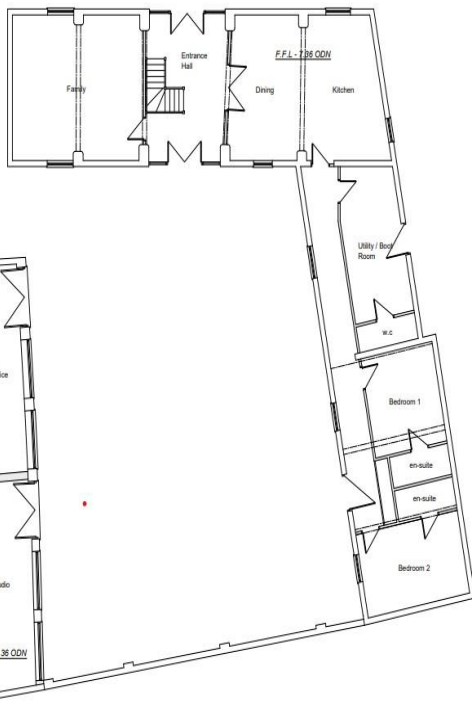


Proposed Ground Floor Layout Plan (1:100)

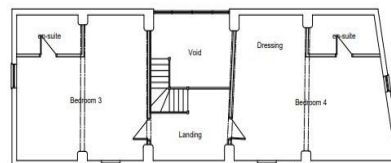


Proposed First Floor Layout Plan (1:100)

Waggon House



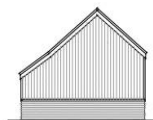
Proposed Ground Floor Layout Plan (1:100)



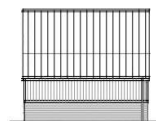
Proposed First Floor Layout Plan (1:100)



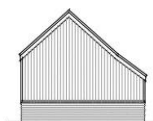
Proposed North Elevation (1:100)



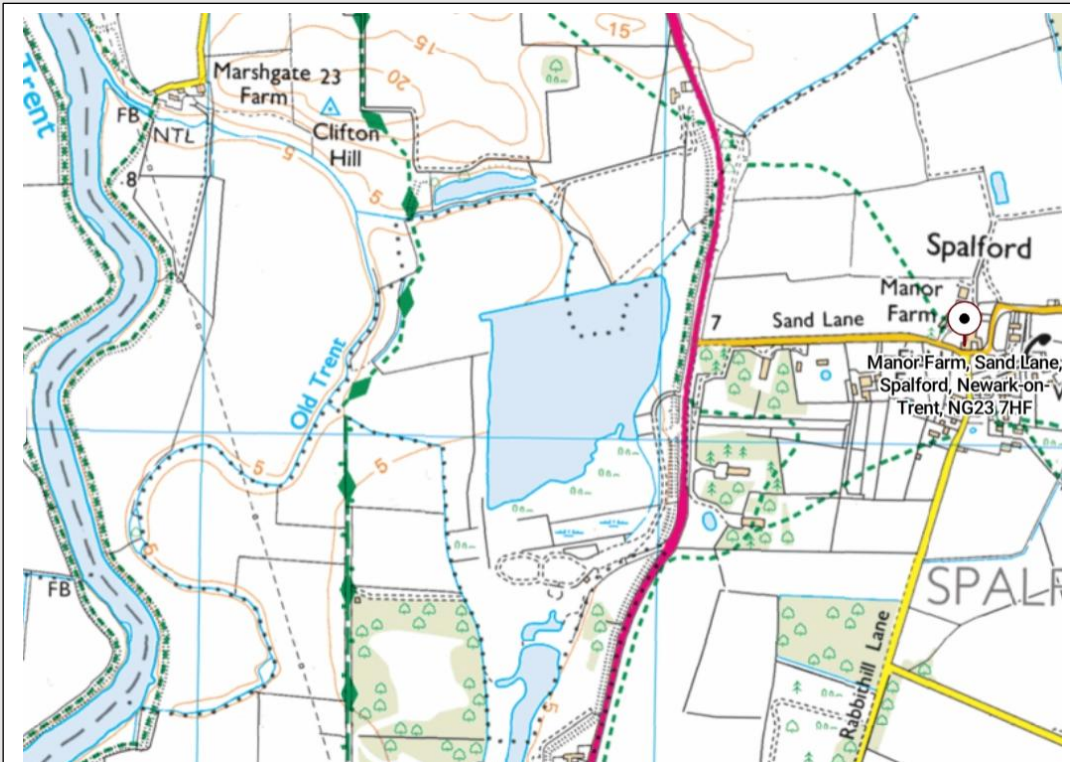
Proposed East Elevation (1:100)



Proposed South Elevation (1:100)



Proposed West Elevation (1:100)





Local Amenities & Services

- Lincoln – Just 7 miles (approx. 10 minutes) to the western suburbs of the historic Cathedral City which offers a vibrant mix of shopping, dining, and culture, including the famous cathedral and castle quarter, alongside the University of Lincoln set around the Brayford Pool marina.
- Collingham – Only 6 miles (5 minutes) away, with a Co-op supermarket, post office, pharmacy, and local shops.
- Newark-on-Trent – A 15-minute drive (10 miles) offers larger supermarkets, retail parks, and a lively market square.

Education

- Local schooling options include Collingham Primary School and Tuxford Academy (secondary), both well regarded.
- In nearby Newark, choices include The Newark Academy and Magnus Church of England Academy.
- For independent education, Lincoln Minster Schools provide excellent private schooling from prep through to sixth form.

Healthcare

- GP surgeries are available in Collingham and Newark, with broader healthcare services including private and NHS hospital facilities in Lincoln.

Transport & Connectivity

- Spalford is well connected for both regional and national travel:
- Easy access to the A1 via Newark
- Newark Northgate Station offers direct high-speed rail services to London Kings Cross in approx. 90 minutes.

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office...

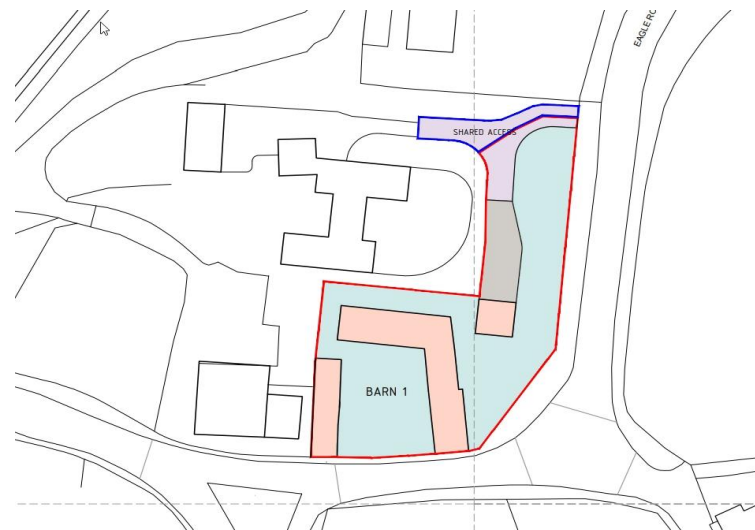
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Brochure revised 8.1.2026

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