



**Farm Building Res Conversion, Danethorpe
Hill Farm Danethorpe Lane, Danethorpe,
Newark, NG24 2PB**

Offers In Region Of £200,000

Tel: 01636 611 811

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

- Agricultural Building, Residential Conversion
- Planning Permission Granted For 3 Dwellings
- Structural Report Available
- 2 x 3 Bedroom Dwellings
- 1 x 2 Bedroom Dwelling
- Rural Location, 2 Miles From Newark

An agricultural building with Planning Permission for conversion to 3 dwellings. These comprise 2 x 3 bedroom dwellings, and 1 x 2 bedroom dwelling. A structural report is available.

The Application site comprises the end section of a range of agricultural buildings forming part of Danethorpe Farm. The location is approximately 1km to the south west of the A46. Newark on Trent town centre is within 3 miles. The site is located within open countryside, characterised by open agricultural fields interspersed with tree belts and agricultural buildings. A holiday cottage is located to the south on the opposite side of Danethorpe Lane. The nearby open fronted sheep shed (16 bays) will be subject to a separate Planning Application, soon to be submitted for residential dwellings.

TOWN & COUNTRY PLANNING

Planning Permission is granted under Newark & Sherwood District Council reference 25/02000/CPRIOR for change of use of existing (former) agricultural buildings to create 2 x 3 bedroom dwellings, and 1 x 2 bedroom dwelling. The garden curtilage to be assigned to the dwellings will comprise the immediate surroundings.

The Conditional Consent is dated 14th January 2026. The development must be completed within a period of 3 years from the date of this decision.

SERVICES

Mains water and electricity are understood to be available. There is an existing electrical supply to the farm building. Drainage will be by means of a new sewage treatment plant to each dwelling.

CONSTRUCTION

The building is of steel frame construction with brick and breezeblock to the base and corrugated sheeting to the upper sides and roof. The building was previously used for grain storage and drying.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The proposed development has been assessed and it is the Council's view that CIL is payable. Amount of CIL payment £ ?TBC .

TRANSPORT & HIGHWAYS

The property has frontage to an adopted road.

PARTIAL DEMOLITION

Under the proposal 2 adjacent bays are retained in the ownership of the seller. They adjoin the section of the overall building for conversion and are to be demolished and removed by the purchaser.

PLANNING - NOTICE OF DECISION

Documents can be accessed on the Newark & Sherwood Council Planning website <https://www.newark-sherwooddc.gov.uk/viewcommentplanningapplication/> under application number reference 25/02000/CPRIOR.

The following documents are available:

Notice of Decision
Existing Plans & Elevations
Proposed Plans & Elevations
Proposed Site Plan
Site Location Plan
Supporting Statement
Structural Engineers Report
Transport Statement
Bat Roost Assessment

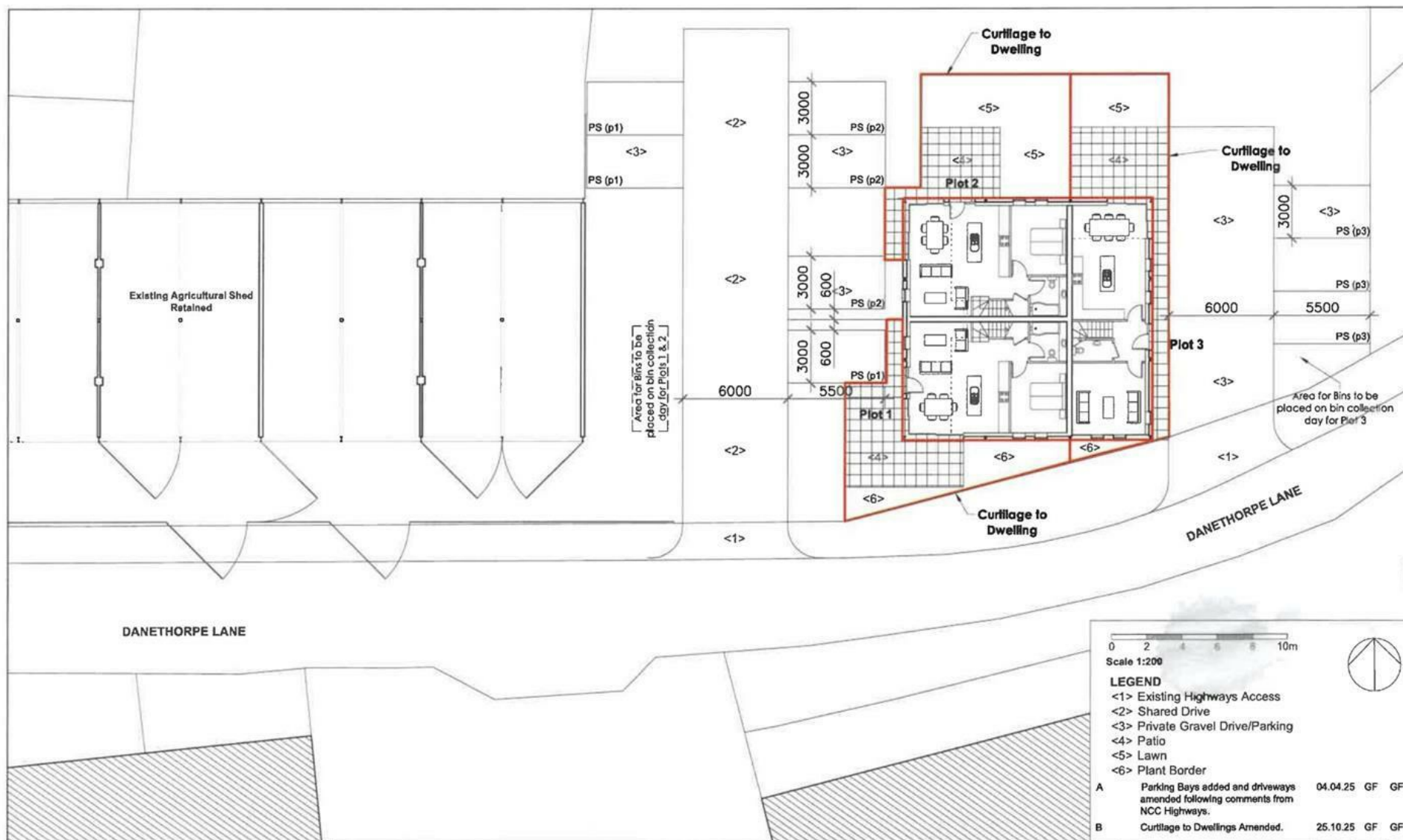
TENURE

The property is freehold and vacant possession will be given on completion.

VIEWING

Strictly by appointment with the selling agents.





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ARCHITECT & PLANNERS

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Danethorpe Hill Farm, Sheep Yard, Newark
Conversion of Agricultural Shed to 3 x Dwellings

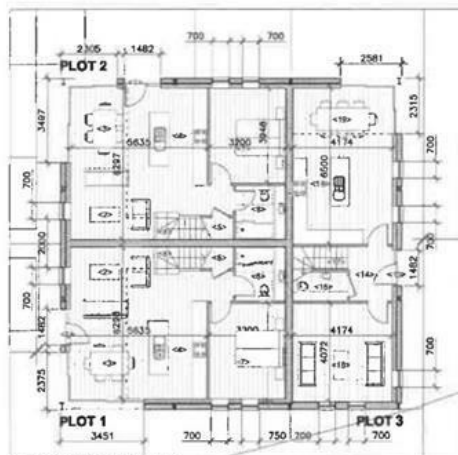
Proposed Site Plan

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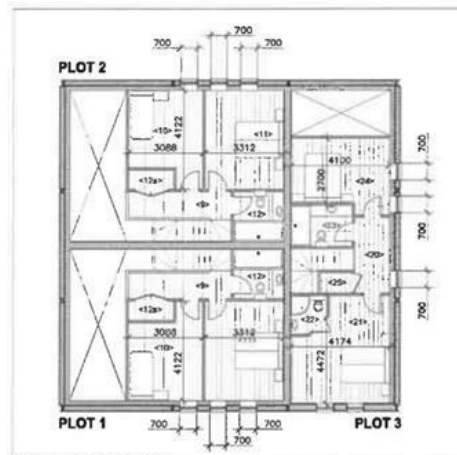
For Information

Scale: 1:200 @ A3 | **Date:** 02/02/25 | **Drawn:** GC | **Checked:** GF

Drawing No.: 2334-PLN-P-01 | **Rev:** B



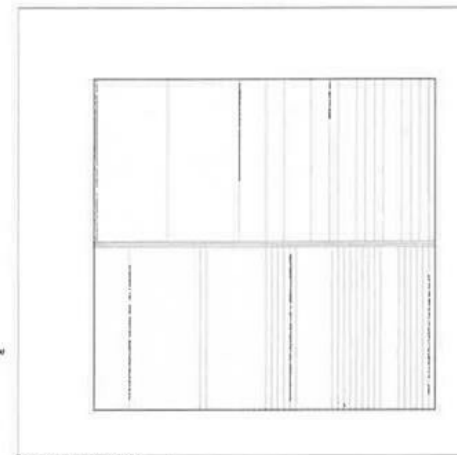
Proposed Ground Floor Plan 1:100



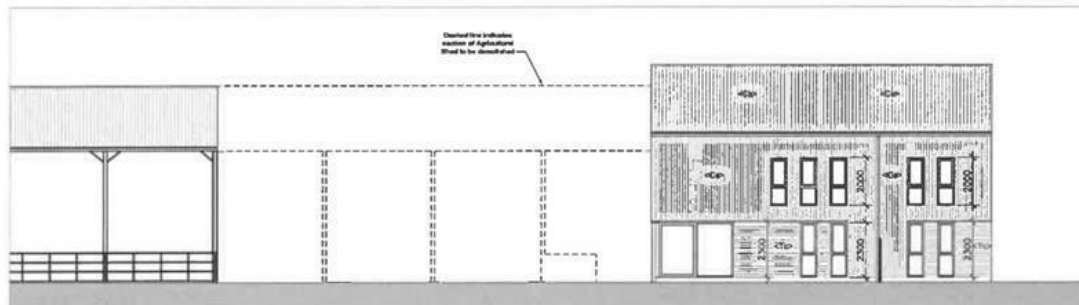
Proposed First Floor Plan 1:100

LEGEND

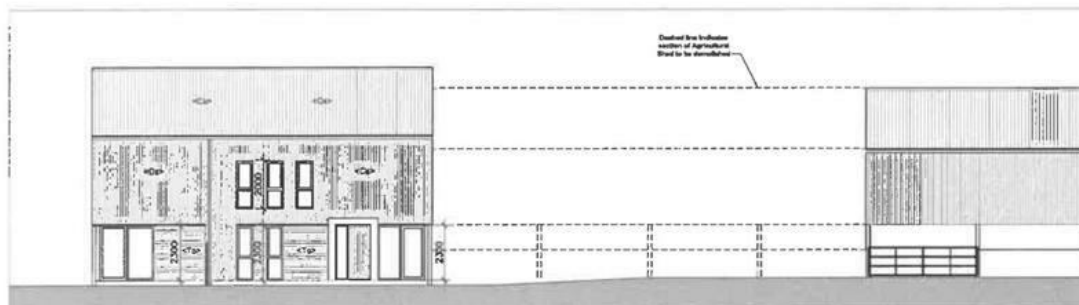
- PLOTS 1 & 2**
- <1> Entrance
 - <2> Living Area
 - <3> Dining Area
 - <4> Kitchen
 - <5> Storage
 - <6> Bathroom
 - <7> Double Bedroom
 - <8> Stairs to First Floor
 - <9> First Floor Landing
 - <10> Single Bedroom
 - <11> Double Bedroom
 - <12> Shower Room
 - <13> Storage
- PLOT 3**
- <13> Entrance
 - <14> Entrance Hall
 - <15> Toilet (see always under stair)
 - <16> Living Room
 - <17> Stairs to First Floor
 - <18> Kitchen
 - <19> Dining Room
 - <20> First Floor Landing
 - <21> Double Bedroom
 - <22> Single Bedroom
 - <23> Shower Room
 - <24> Double Bedroom
 - <25> Storage



Proposed Roof Plan 1:100



Proposed South Elevation 1:100



Proposed North Elevation 1:100



Proposed East Elevation 1:100



Proposed West Elevation 1:100

Notes

1. All work shall be in accordance with the Building Regulations and standards to be applied in the UK. It is the responsibility of the client to ensure that the design is in accordance with the Building Regulations and standards to be applied in the UK.
2. The client is responsible for obtaining all necessary planning and building control approvals for the proposed development.
3. The client is responsible for ensuring that the proposed development is in accordance with the Building Regulations and standards to be applied in the UK.

Proposed GBA (sqm)			
Plot	Ground Floor GBA	First Floor GBA	Total Area
PLOT 1	58	37	95
PLOT 2	58	37	95
PLOT 3	54	42	96

MATERIALS

- <Ca> Fibre Cement Corrugated Sheeting
- <Ti> Horizontal Timber Cladding

A GBA Floor Area Increased to Plot 1 & 2 22.12.25 GP GP

Rev Description Date By GBA

For Information

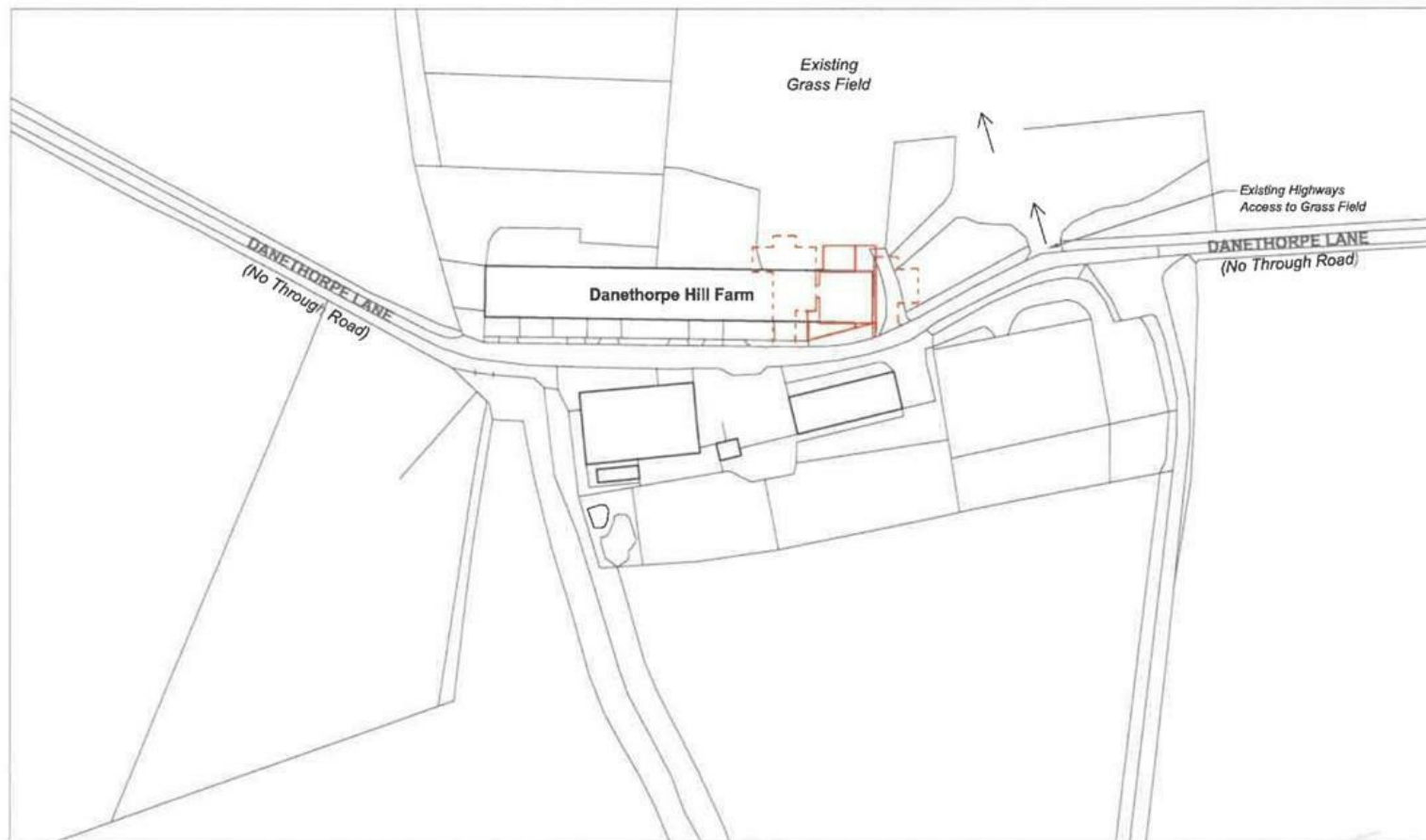
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Conversion of Agricultural Shed to 3 x Dwellings

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Proposed Plans & Elevations

Scale: 1:100 @ A1 Date: 02/02/25 Drawn: GC Discussed: GP
Drawing No: 2334-SPE-P-01 Rev: A



LEGEND

— Curtilage to Dwelling Conversions

- - - Access Road

A Note added to make clear on existing access to field.

25.10.25 GF GF



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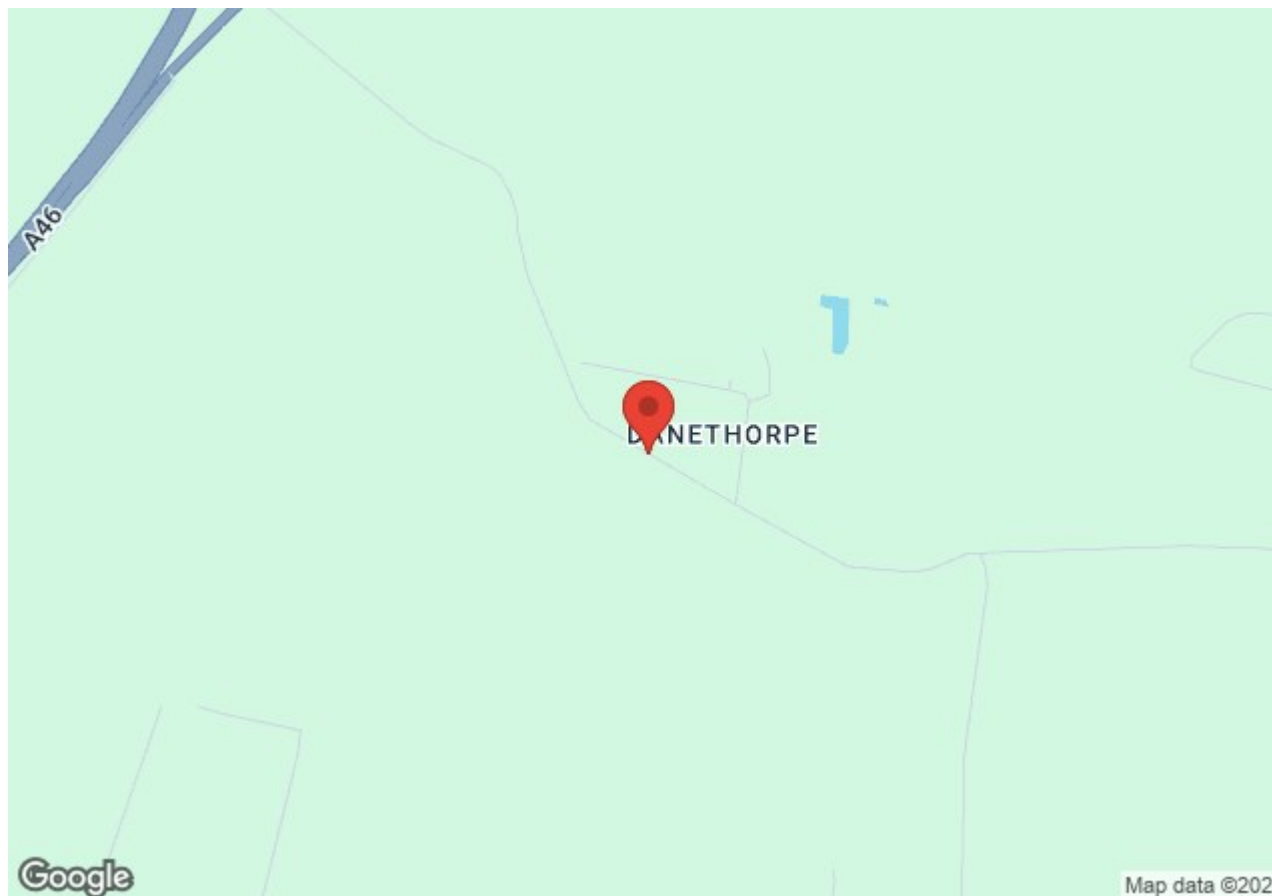
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Site Location Plan

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Rev	Description	Date	By	Chk
For Information				
Scale:	1:1250 @ A3	Date:	02/02/25	Drawn: GC
Drawing No.:	2334-PLN-E-00	Checked:	GF	Rev: A



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