



Holly Tree Farm + Plot with Planning | Main Street | Oxtou | NG25 0SD

£640,000

FENTON JONES

Key features

- 3 bed Victorian farmhouse + plot with planning permission
- Planning permission granted for a separate 3 bedroom property
- A unique lifestyle and development opportunity
- House with lots of charm and original character
- Potential to extend the house (STPP)
- Open countryside on your doorstep
- Highly desirable Oxton village setting
- No upward chain

Description

A Victorian farmhouse with an adjoining 0.25-acre plot of land with planning permission, offering a rare chance to combine a characterful period home with the opportunity to create something truly unique in the sought-after village of Oxton.

Finding a period farmhouse with adjoining land is rare enough; finding one with planning permission already in place is rarer still. Together, they offer an exciting opportunity to create a unique family estate. Whether you're looking to create a home for extended family, build for the next generation or simply secure additional space the possibilities are exceptional.

The farmhouse is full of warmth and character, with elegant sliding sash windows, exposed beams and generously proportioned rooms. A cosy sitting room, kitchen leading into the dining room, utility and boot room make it perfectly suited to family life, while upstairs are three good-sized bedrooms and a family bathroom with scope to adapt to your own needs. There is also potential to extend the farmhouse, subject to the necessary consents, allowing it to grow alongside your family.

Planning permission has been granted (Newark & Sherwood Planning Ref: 23/00736/FUL) for a substantial three-bedroom detached home on the adjoining plot, positioned largely within the footprint of the existing barns and former agricultural buildings. Once complete, the new home will enjoy generous gardens with open fields to two sides, creating a beautiful rural setting.

Set in the heart of Oxton, you'll find two welcoming pubs, a village shop and Post Office, a village hall and a thriving community, all surrounded by beautiful open countryside. Around five miles from Southwell, it offers the perfect balance of village life and everyday convenience.

A charming period farmhouse, a building plot with planning permission, and the chance to shape something truly special—opportunities like this rarely come along.



House Details

Utility/Boot Room

11'5" (max) x 6'10" (max)

You enter the house through a part glazed door which opens into the utility/boot room with a tiled floor and a full height cupboard housing the boiler. With space to create a utility area and storage for coats and shoes. There is a door to the washroom.

Washroom

4'3" x 3'3"

Fitted with a toilet and sink. With tiled floor and obscure glass window to the rear.

Kitchen

14'5" x 9'6"(max)

With cream wood effect wall and floor cabinets with a wood effect laminate countertop. The stainless steel sink is situated under one of the two windows overlooking the rear of the property. There is a gas hob, integrated oven, dishwasher and space for a fridge freezer. There is a useful under stairs cupboard that could be used as a pantry space. With a door to the sitting room and a step down from the kitchen into the dining room.

Dining room

11'5" x 10'5"

A lovely light room with a traditional sliding sash window overlooking the garden. The original chimney is still in situ so could potentially be opened up to create a fireplace. This room has the perfect combination of high ceilings and character beams with traditional deep skirting boards.

Sitting room

11'5"x 11'5"

Another lovely light room filled with natural light from the sliding sash window looking out to the garden and a small window to the side of the property. This room also has the original chimney breast with the potential for this to be reopened and create a cosy fireplace.

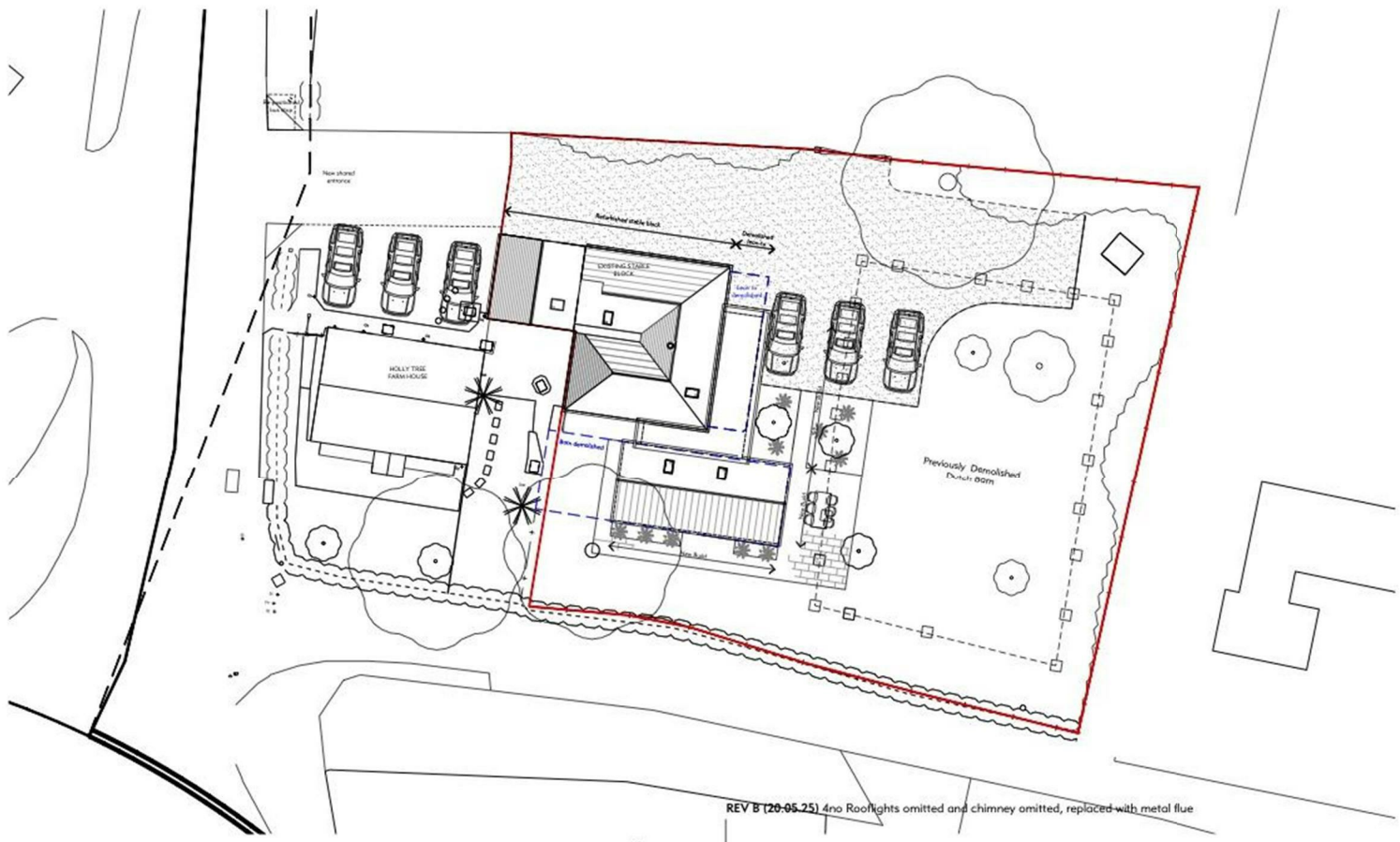
Front porch

6'2" x 3'3"

This would have originally been the main entrance to this house but now provides a charming access to the lovely south facing garden. With small sliding sash windows on either side, high ceiling and traditional wood panelled door with window over.







REV B (20-05-25) 4no Rooflights omitted and chimney omitted, replaced with metal flue

PLANNING



Project	Date	Scale	Size
Holly Tree Farm, Oxton - Oxton Farms Trust	JUNE 20	1:200	A3
Drawing Title	Project No.	Drwg No.	Rev.
Proposed Site Plan	1813 (2)	56	B

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Stairs to first floor

Which lead up to a small landing with doors to the bedrooms and bathroom. With loft access.

Bedroom 1

11'9" x 11'5"

A good sized double room with high ceiling and a sliding sash window overlooking the garden. There is also a wood panelled latch door to a useful wardrobe cupboard with window to the front.

Bedroom 2

11'5" x 11'1"

A good sized double room with high ceiling and a sliding sash window overlooking the garden. With a built in double wardrobe.

Bedroom 3

12'5" x 6'6"

There is a window to the rear and a double built in wardrobe.

Bathroom

13'5" x 6'2"

A large bathroom that could be split into an ensuite and a separate family bathroom. Fitted with a bath, large corner shower, sink in vanity unit, toilet and heated towel rail. There is a window to the rear. In the corner there is a large airing cupboard and a second loft access point.

Garden

The property is accessed via a 5 bar gate and leads to a gravelled parking area with enough space for several cars. Pedestrian access is via a gate to the side of the property. The garden wraps around the other 3 sides of the house. The largest lawned area is south facing and enclosed by an established hedge with beautiful blossom trees. There is a paved patio area across the front of the property.

Plot + Planning Permission Details

The adjoining plot is circa 0.25 acres. Planning permission has been granted for a detached 3 bedroom property to be built mostly within the footprint of the existing buildings. Newark & Sherwood district council planning ref 23/00736/FUL.

*NB Plot guidelines are not to scale. Boundaries are shown for illustrative purposes only and should not be relied upon as legal property boundaries.

Floor plans

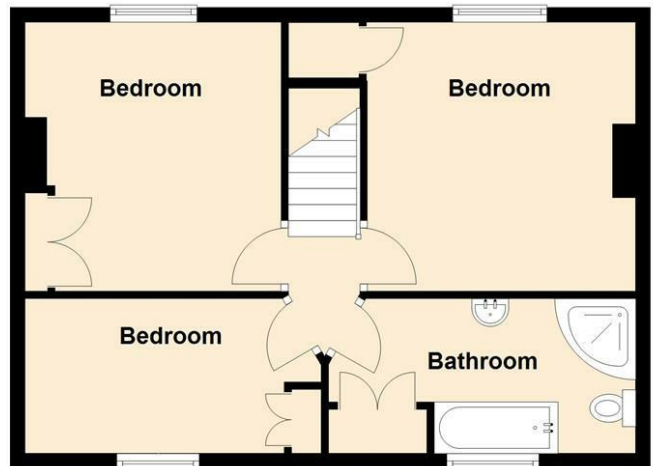
Ground Floor

Approx. 50.1 sq. metres (539.4 sq. feet)



First Floor

Approx. 48.6 sq. metres (523.1 sq. feet)



Hollytree Farm, Main Street, Oxton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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