



### Description

### Directions

<https://what3words.com/destroyer.impulsive.liner>

In the east wing of the buildings there is a large rear hall which is accessed from both the kitchen and the car port. This then leads onto the plant room, boot room, and office. There is also an external store. The development focuses on retaining many original design elements to maintain the character of the buildings. The plans have been produced by P W Architects, who are available to progress the project.

Full planning consent was granted on 5th January 2026 for the restoration and conversion of existing barns to a single dwelling on a site of around 0.98 acres. The permission was granted under planning reference 25/00992/ FUL with Newark and Sherwood District Council, and key documents are available to view in the data room. The consent states, it is the Council's view that community infrastructure levy is not payable on the development as there would be no increase in gross internal floor area.

## Services

## Viewing

Strictly by appointment with the auctioneers 01522 504360

## Completion Date

10% deposit and up to 8 weeks for completion.

### Auction Bidder Identity Check

Prior to bidding on any auction lots we are required to verify the identity of the bidder to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. We also need to complete the remote bidding registration process as this will be a live stream event only. Please contact us on 01522 504360 or [lincolnpropertyauctions@brown-co.com](mailto:lincolnpropertyauctions@brown-co.com)

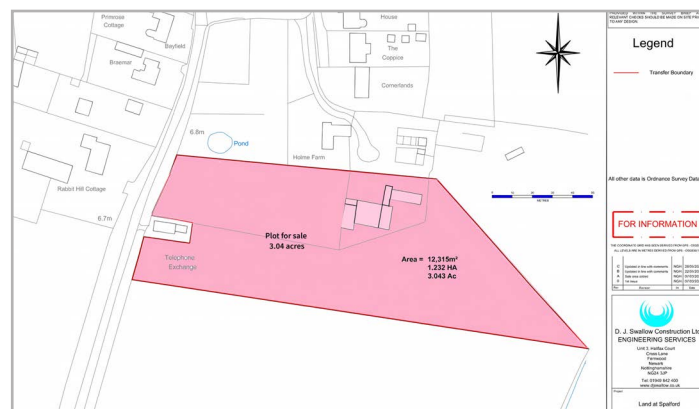
## Solicitors

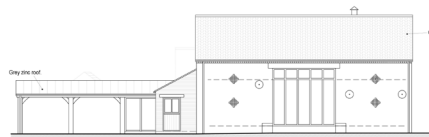
Amy Moore  
Rothera Bray  
4th Floor, Mercury Place,  
11 St George Street,  
Leicester, LE1 1OG

0116 2045345 a.moore@rotherbray.co.uk

## Agent

James Mulhall 01522 504360  
Tim Atkinson 07919 694224  
lincolnpropertyauctions@brown-co.com

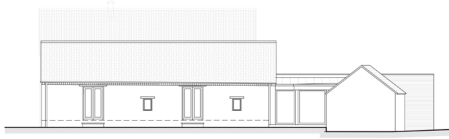




Proposed West Elevation  
1:100 @ A1



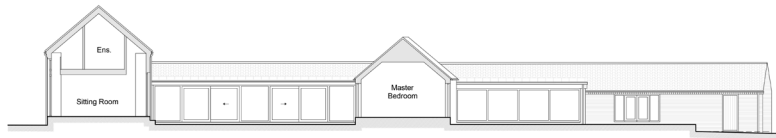
Proposed North Elevation  
1:100 @ A1



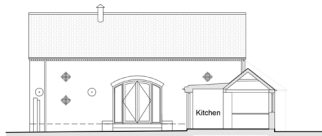
Proposed East Elevation  
1:100 @ A1



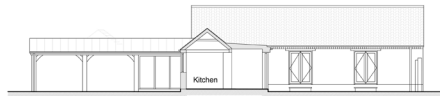
Proposed South Elevation  
1:100 @ A1



Proposed Courtyard Sectional Elevation A-A  
1:100 @ A1



Proposed Courtyard Sectional Elevation B-B  
1:100 @ A1



Proposed Courtyard Sectional Elevation C-C  
1:100 @ A1

NOTES

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- This drawing may be used for Planning purposes only by the Local Planning Authority.
- Client to check that the proposals do not conflict with any restrictive covenants which may be in the title deeds.

Scale Ruler

|        |                                  |
|--------|----------------------------------|
| 1:1    | 0 10 20 30 40 50 60 70 80 90 100 |
| 1:20   | 0 10 20 30 40 50 60 70 80 90 100 |
| 1:50   | 0 10 20 30 40 50 60 70 80 90 100 |
| 1:100  | 0 10 20 30 40 50 60 70 80 90 100 |
| 1:200  | 0 10 20 30 40 50 60 70 80 90 100 |
| 1:500  | 0 10 20 30 40 50 60 70 80 90 100 |
| 1:1000 | 0 10 20 30 40 50 60 70 80 90 100 |

REVISIONS

| NO. | DATE     | DESCRIPTION                              |
|-----|----------|------------------------------------------|
| 1   | 11/08/23 | Updated following planning comments - 78 |
| 2   | 12/08/23 | Updated following planning comments - 78 |
| 3   | 08/08/23 | Updated following planning comments - 78 |
| 4   | 26/05/23 | Updated following planning comments - 78 |

CLIENT

PROJECT

Proposed Barn Conversion at:  
Rabbit Hill Lane, Spalford,  
Newark. NG23 7HE.

DRAWING TITLE

Planning Drawing:  
Proposed Elevations & Sections

DATE

Nov 2024

SCALE

1:100

PAPER SIZE

A1

DRAWN

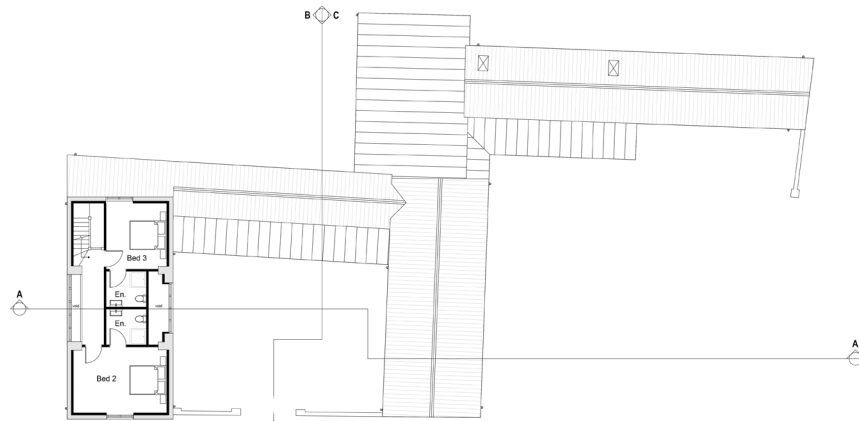
78

PROJECT REF

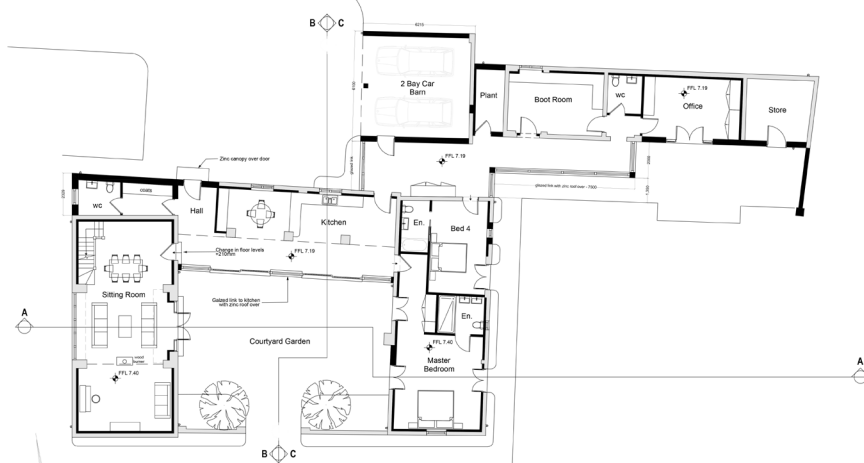
2024 / 05

DRAWING NO

04d



Proposed First Floor Plan  
1:100 @ A1



Proposed Ground Floor Plan  
1:100 @ A1

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CLIENT

PROJECT

Proposed Barn Conversion at:  
Rabbit Hill Lane, Spalford,  
Newark. NG23 7HE.

DRAWING TITLE

Planning Drawing:  
Proposed Floor Plans

DATE

Nov 2024

SCALE

1:100

PAPER SIZE

A1

DRAWN

78

PROJECT REF

2024 / 05

DRAWING NO

02f