

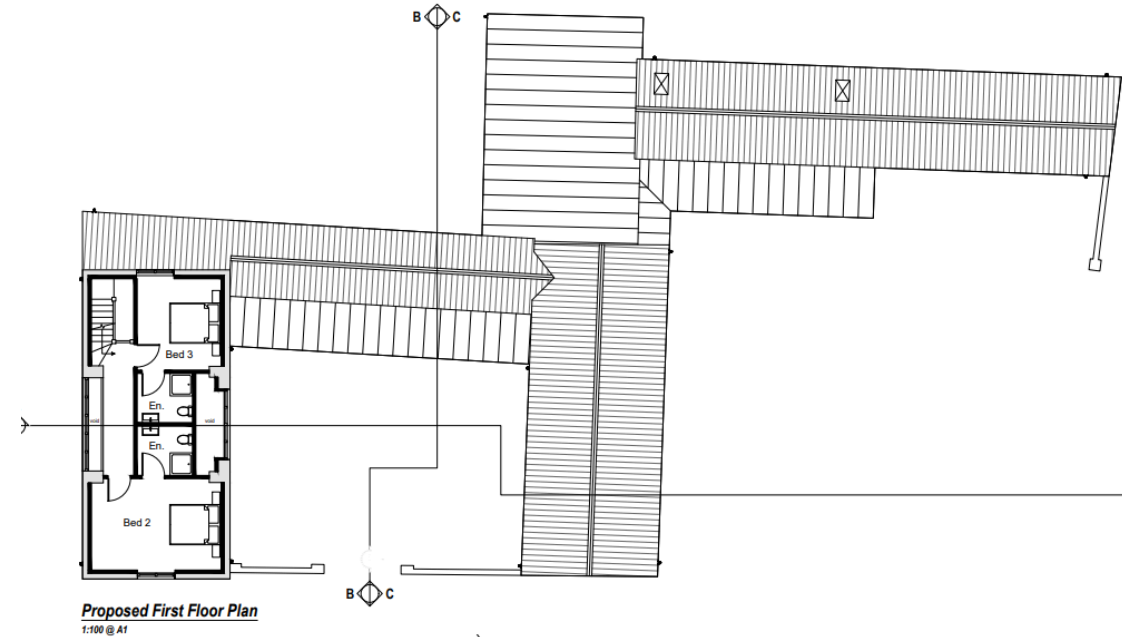
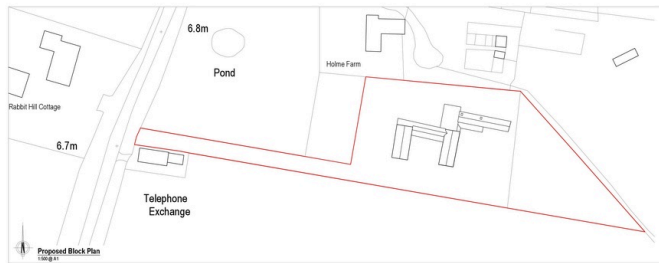
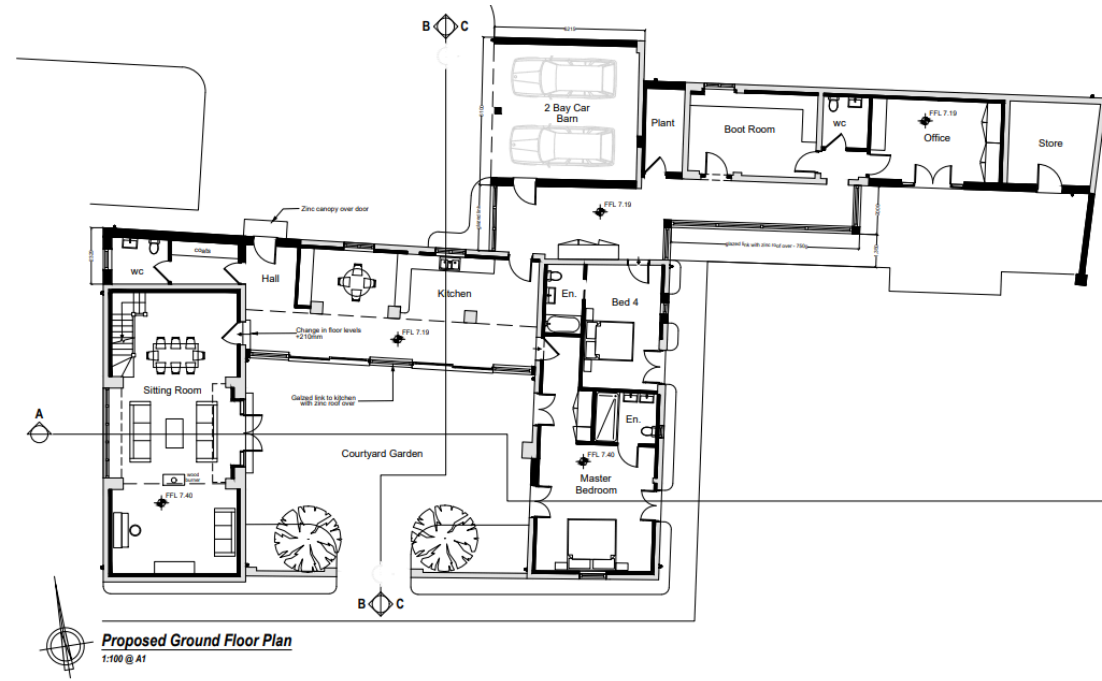


Artist's Impression

# Harewood Barns

Rabbithill Lane, Spalford NG23 7HE





**BROWN & CO**



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**Brown&Co**  
5 Oakwood Road, Lincoln LN6 3LH  
01522 457 800  
lincoln@brown-co.com

# Harewood Barns

## Rabbithill Lane, Spalford NG23 7HE

Full Planning Permission for barn conversion to create a unique family home with gardens and a paddock

On the southern edge of the village of Spalford with views over open countryside

Gross internal floor area 334sqm 3,595 sqft

Total site 2.72 acres

Further land available

**Guide Price £345,000**



### DESCRIPTION

Situated in a peaceful rural setting, Harewood Barns offers a great opportunity to buy and develop a fully permitted barn conversion project into a characterful 4 bedroom dwelling set within a plot of around 2.72 acres.

The site currently offers an attractive farmstead range of traditional red brick buildings positioned around a crew yard.

The plot for sale is coloured pink on the "Sale Plan". Further land is available for sale by separate negotiation. The Seller's retained land is shown hatched yellow. The Seller will retain a right of way over the area hatched blue, to access the retained land to the north.

### DESIGN AND DEVELOPMENT

The proposed plans would create a stunning two storey single dwelling with gardens and paddock, with southerly views over farmland, providing about 334 sqm (3595 sqft) of internal accommodation. There would also be an open fronted car barn, approx. 33 sqm (355 sqft).

The architect's plans have been designed with the principal rooms around a central open courtyard. The large open plan living room is set in the original main barn; this then leads into the hall and

kitchen/dining room, and then onto the master bedroom en-suite and to bedroom four en-suite. There are two further en-suite bedrooms on the first floor of the main barn.

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.

### ACCESS

Access to the barns will be along a new driveway from the existing gate on Rabbithill Lane.

### PLANNING PERMISSION

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.

### ADDITIONAL LAND

The Seller owns the adjoining land, hatched yellow on the sale plan and part of this may be available to purchase by separate negotiation.

### LOCATION

Harewood Barns is situated on the southern edge of the rural hamlet of Spalford which is about 10 miles west of the Cathedral City of Lincoln, and 10.5 miles north of Newark, and about 5 miles north of the village of Collingham.

Spalford is located to the east of the B1133 which connects to the A57 with good connections to Lincoln, the A1 at Markham Moor and the A46 and on to the A1 at Newark.

Newark North Gate Station provides a direct high speed rail service to London Kings Cross in circa 75 minutes.

The surrounding area is predominantly open countryside. Collingham which is a few minutes away, has a vibrant and growing community. It offers a wide range of amenities including

shops, PO, GP surgery, vet, and primary school, along with a variety of sports clubs and pubs. There is also the cosmopolitan Gusto House offering flexible working space, meeting rooms, studio, gallery, cafe, and deli. Collingham also has its own railway station.

#### SERVICES

There are no services connected to the barns and interested parties are advised to make their own enquiries about availability and cost.

#### BIODIVERSITY NET GAIN

To fulfil the Biodiversity Net Gain requirement of the development the new owner will create and maintain a new environmental area in accordance with the post development habitat planting on the eastern side of the plot.

The Buyer will be obliged to fulfil the obligations of the unilateral undertaking related to the Biodiversity Net Gain requirements, dated 23rd December 2025. The ecological appraisal dated 30th September 2025 is referred to within this agreement. Both documents can be viewed in the data room.

#### TENURE AND POSSESSION

The property is freehold. Vacant possession will be given upon completion for the barns, and for the arable land when the crop is cleared.

#### METHOD OF SALE

The property is offered for sale by private treaty as a whole. The seller wishes to impose some conditions on the sale to minimise

the impact on the retained property. If these are of concern to you, do please discuss this with the selling agent.

1. The Seller will not be under any obligation to clear items from the site.
2. The Heras fencing is excluded from the sale and will be removed by the Seller after completion. It is available to buy by separate negotiation.
3. The Buyer will be responsible for erecting and maintaining a fence to be of a minimum specification of post and wire on the new boundaries with the retained land and to include one field gate for access into the Seller's retained land to the north with a stoned link to the access.
4. The use of the property to be solely as a single dwelling and to only use the arable land as a paddock for horses and pets and not to keep any other livestock.

#### LOCAL PLANNING AUTHORITY

Newark and Sherwood District Council, Castle House, Great North Road, Newark, Nottinghamshire, NG24 1BY | 01636 650000

#### WAYLEAVES, EASEMENTS, AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi easements and all wayleaves whether referred to or not in these particulars of sale.

The Seller will retain a right of way at all times and for all purposes

over the blue hatched area to access the retained land.

#### DATA ROOM

The data room is available to view by interested parties, please request access from the Seller's Agent.

#### ANTI-MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, Buyers will be required to provide proof of identity and address to the Seller's Agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

#### VIEWINGS

Viewing of the barns is to be accompanied and is by appointment only. Please contact the Seller's Agents, Tim Atkinson or Helen Goddard, to arrange an appointment.

Viewing is at your own risk and neither the Seller's Agent nor the Seller take any responsibility for any injury, losses or damages incurred during inspection.

#### HEALTH AND SAFETY

The buildings are in a poor state of repair and viewers should keep a safe distance from them outside the Heras fence line; furthermore, the site is part of a working farm. Therefore, viewers should be aware of possible hazards and their associated risks and be careful and particularly vigilant whilst on the holding. An Asbestos Management plan is available in the data room, it records areas of asbestos cement which it describes as very low risk.





## DIRECTIONS

From the A1133, take the signed exit towards Spalford. Follow Sand Lane for approximately 600 metres and then bear right towards North Scarle. Follow Rabbithill Lane for approximately 200 metres, at which point the barns are on the left hand side of the road, identified by the sale board.

The nearest postcode is NG23 7HE.

The what3words for the field gateway is

[///destroyer.impulsive.liner](https://www.what3words.com/destroyer.impulsive.liner)

## SELLER'S AGENT

Brown&Co, 5 Oakwood Road, Lincoln, LN6 3LH  
01522 457800

Tim Atkinson  
01522 504313 | 07919 694224  
Tim.Atkinson@brown-co.com

## SELLER'S ARCHITECT

P W Architects  
Peter Wilmot  
peter@peterwilmotarchitects.com



