



**Holly Tree Farm Development Site Cropwell
Road, Tithby, Nottinghamshire, NG13 8GS**

No Price
Tel: 01949 836678

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

- Unique Development Opportunity
- 6 New Builds & 1 Barn Conversion
- Open Aspects To The South And West
- Stunning Designs
- Rushcliffe Reference 25/00106/FUL
- Planning Approval For 7 Dwellings
- Site In The Region Of 6 Acres
- Pretty Hamlet. Semi Rural Setting
- Planning Approval June 2025
- Offers Invited

An interesting opportunity to purchase a unique development site located in the quaint hamlet of Tithby, which is a semi rural settlement within the Vale of Belvoir, well positioned within ease of access to local road and rail links, as well as the highly regarded market town of Bingham approximately 2 miles away.

Planning was granted in 2025 for 7 bespoke contemporary dwellings, including the conversion of a period barn and construction of 6 stunning new homes. The site itself approaches 6 acres and affords wonderful panoramic views across adjacent fields and beyond. The proposed dwellings have been designed with a great deal of thought and attention to detail, combining both traditional and contemporary elements and providing approximately 21,000 sq.ft. of accommodation. The new builds will all benefit from aspects to both the south and west, depending on the position within the site, with Plot 7 being a unique conversion and extension of a period barn, which occupies a central location within the development but still on a relatively generous plot by modern standards. Overall this is a truly unique site, with considerable potential and based on today's market we would expect good demand for this style of home based on other comparables within the area.

Details with regards to planning can be found on Rushcliffe Borough Council's planning portal under reference 25/00106/FUL.

The site is being offered to market on an offers invited basis and we encourage interested parties to analyse the site and detail provided and submit offers in writing upon which we will have further discussions with the current owners. At this point further information may be required regarding funding and in order to comply with anti money laundering legislation, a successful purchaser will be required to provide certain identification documents. (There may be a fee related to this service). In addition please note that VAT is applicable on the purchase.

The site is accessible on foot and we politely request that you inform the agents prior to inspection and that any viewings are undertaken at the clients own risk. We are happy to discuss any further questions with potential clients. Please contact RICHARD WATKINSON & PARTNERS for further details.

TITHBY

Tithby is a pretty hamlet lying a couple of miles south of the market town of Bingham into the Vale of Belvoir. Facilities can be found in the nearby villages of Langar and Cropwell Bishop including primary schools and the nearby market town of Bingham has a good range of amenities including secondary schooling, shops, doctors and dentists, leisure centre,

public houses and restaurants. The village is surrounded by beautiful Vale of Belvoir countryside with walks and bridlepaths, and is not far from the historic Belvoir Castle. Both the A46 and A52 are close by with links to the A1 and M1 with train stations in both Bingham and Grantham, from Grantham there is a high speed train to King's Cross in just over an hour.

PLOT 1

A new build in the region of 3,541 sq.ft. and based on current market conditions we would estimate its end value to be somewhere in the region of £1,060,000 - £1,150,000.

PLOT 2

A new build in the region of 3,520 sq.ft. and based on current market conditions we would estimate its end value to be somewhere in the region of £1,055,000 - £1,145,000.

PLOT 3

A new build in the region of 2,691 sq.ft. and based on current market conditions we would estimate its end value to be somewhere in the region of £800,000 - £875,000.

PLOT 4

A new build in the region of 2,153 sq.ft. and based on current market conditions we would estimate its end value to be somewhere in the region of £645,000 - £700,000.

PLOT 5

A new build in the region of 2,153 sq.ft. and based on current market conditions we would estimate its end value to be somewhere in the region of £645,000 - £700,000.

(Please note that the 3D artist's impression shown is for Plot 4 and that Plot 5 is the mirror image of the CGI)

PLOT 6

A new build in the region of 3,595 sq.ft. and based on current market conditions we would estimate its end value to be somewhere in the region of £1,075,000 - £1,170,000.

PLOT 7

A conversion in the region of 3,358 sq.ft. and based on current market conditions we would estimate its end value to be somewhere in the region of £1,000,000 - £1,100,000.

ADDITIONAL NOTE

Please note that all figures given are approximate and are based on comparable evidence within the market today but, of course, this can fluctuate up and down depending on market conditions at the time of sale. We encourage any prospective clients to carry out their own investigations with regards to values and the figures given are just a guide.

The land was originally owned by The Crown and may have covenants. The register states the land is subject to a liability to repair the chancel of Holy Trinity Church Tythby. The plan is taken from the land registry.

SERVICES

Interested parties should make their own inquiries to the relevant statutory authorities in relation to utilities and services.



PROPOSED AERIAL VIEW
Proposed Residential Redevelopment
Holly Tree Farm, Tythby, NG13 8GS
22035.035.v02 - OCTOBER 2023

NEW DRAWN BY: JAMES
DATE: 10/10/2023
SCALE: 1:1000 A3

DATE: 10/10/2023
SCALE: 1:1000 A3



Proposed Front North Elevation - Type A (Plot 1)
Scale: 1:1000 A3



Proposed Side East Elevation - Type A (Plot 1)
Scale: 1:1000 A3



Proposed Rear South Elevation - Type A (Plot 1)
Scale: 1:1000 A3



Proposed Side West Elevation - Type A (Plot 1)
Scale: 1:1000 A3

NEW DRAWN BY: JAMES
DATE: 10/10/2023
SCALE: 1:1000 A3

DATE: 10/10/2023
SCALE: 1:1000 A3

NEW DRAWN BY: JAMES
DATE: 10/10/2023
SCALE: 1:1000 A3

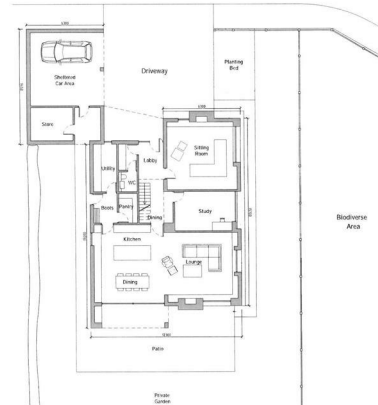
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SCALE: 1:1000 A3



PROPOSED VISUAL 1 - Plot 1
Proposed Residential Redevelopment
Holly Tree Farm, Tythby, NG13 8GS
22035.036.v01 - DECEMBER 2023

NEW DRAWN BY: JAMES
DATE: 10/10/2023
SCALE: 1:1000 A3

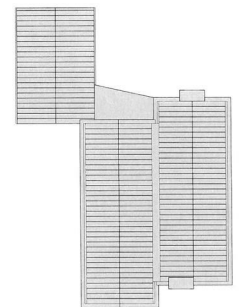
DATE: 10/10/2023
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Proposed Ground Floor Plan - Type A (Plot 1)
Scale: 1:1000 A3



Proposed First Floor Plan - Type A (Plot 1)
Scale: 1:1000 A3



Proposed Roof Plan - Type A (Plot 1)
Scale: 1:1000 A3

NEW DRAWN BY: JAMES
DATE: 10/10/2023
SCALE: 1:1000 A3

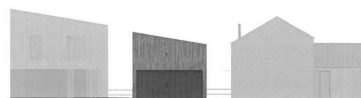
DATE: 10/10/2023
SCALE: 1:1000 A3



PROPOSED VISUAL 7 - Plot 2
Proposed Residential Redevelopment
Holly Tree Farm, Tythdy, NG13 8GS
22035 042 - JANUARY 2025



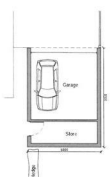
REV | DRAWN | DETAILS | DATE
01 | 01 | 01 | 01
02 | 02 | 02 | 02
03 | 03 | 03 | 03



Proposed Front North Elevation - Garage (Plot 2)
Scale: 1:100 (A3)



Proposed Side East Elevation - Garage (Plot 2)
Scale: 1:100 (A3)



Proposed Floor Plan - Garage (Plot 2)
Scale: 1:100 (A3)



Proposed Roof Plan - Garage (Plot 2)
Scale: 1:100 (A3)

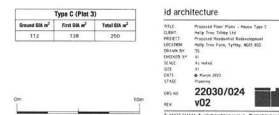
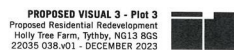


Proposed Rear South Elevation - Garage (Plot 2)
Scale: 1:100 (A3)



Proposed Side West Elevation - Garage (Plot 2)
Scale: 1:100 (A3)

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Type E (Plot 6)		
Ground Floor	First Floor	Total
141	132	279

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22030/028
v02



Meaning Key

- 1. Existing building
- 2. New building
- 3. New building
- 4. New building
- 5. New building
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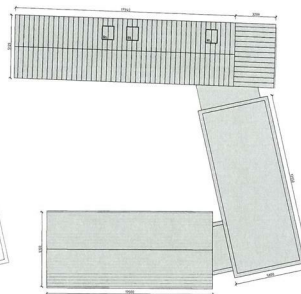
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22030/029
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Outbuilding (Plot 6 & 7)		
Plot 6	Plot 7	Total
53	53	106

id architecture
22030/033
v01





Proposed Roof Plan - Type F (Plot 7)
Scale 1:100 (A1)

Key:

- Existing Structure
- Proposed Structure
- Demolition

Id architecture

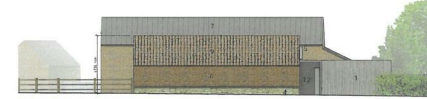
TITLE	Proposed Floor Plans - House Type F
COUNT	Holly Tree Tynby Ltd
PPOS/C	Proposed Residential Redevelopment
LIC/CDEN	Holly Tree Farm, Tynby, NE11 0LS
SURVAY	20
OWNED/NO	N/A
SCALE	As noted
SIZE	N/A
DATU	October 2024
STAGE	Planning
DWG NO	22030/030
REV	v02



NEW DESIGN DETAILS



Proposed East Rear Elevation - Type F (Plot 7)
Scale 1:100 RA1



Proposed South Side Elevation - Type F (Plot 7)
Scale: 1/8" = 1'-0"



Proposed South Side Section - Type F (Plot 7)
Scale 1:300 (A1)

- Material Key**
- 1) Weathering timber cladding
 - 2) H&L mass timber cladding
 - 3) Exciting timber beams
 - 4) Existing stone to be repaired
 - 5a) Existing stone lined
 - 6) Red facing brickwork
 - 7) Standing seam zinc roof
 - 8) Conservation rooflights
 - 9) Clay gable end roof
 - 10) Black PFC aluminium window
 - 11) Close board fence boundary
 - 12) Black timber
 - 13) Black PFC aluminium
 - 14) Pathways public network externally

id architecture



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id architecture	
TITLE	Phal 3 Section C-C
CLIENT	Holly Tree Timmy Ltd
PROJECT	Proposed Residential Development
LOCATION	Holly Tree Farm, Tillyth, HE10 6GS
DESIGNER	id
COMMISSIONED BY	id
SCHEME	Not started
SIZE	51
DRAWN	● April 2015
SITING	Planning
DWG NO.	22030/051
FILE	id

Key:
 - Existing Structure
 - Proposed Structure
 - Demolition

Gen



Proposed Structure		
Plot	Footprint m ²	Volume m ³
1	250	1400
2	211	1074
2 (Garage)	48	243
3	200	995
4	127	854
5	127	854
6	266	1338
7	283	1180
AA.7 (Shedding)	107	427
	1839m²	8395m³

id architecture

FILE	Proposed Safe/Steel Plan
CLIENT	Malibu Tree, Trimco Ltd

PROJECT LOCATION	Proposed Residential Redevelopment Holly Tree Farm, Tythor, M20 8LS
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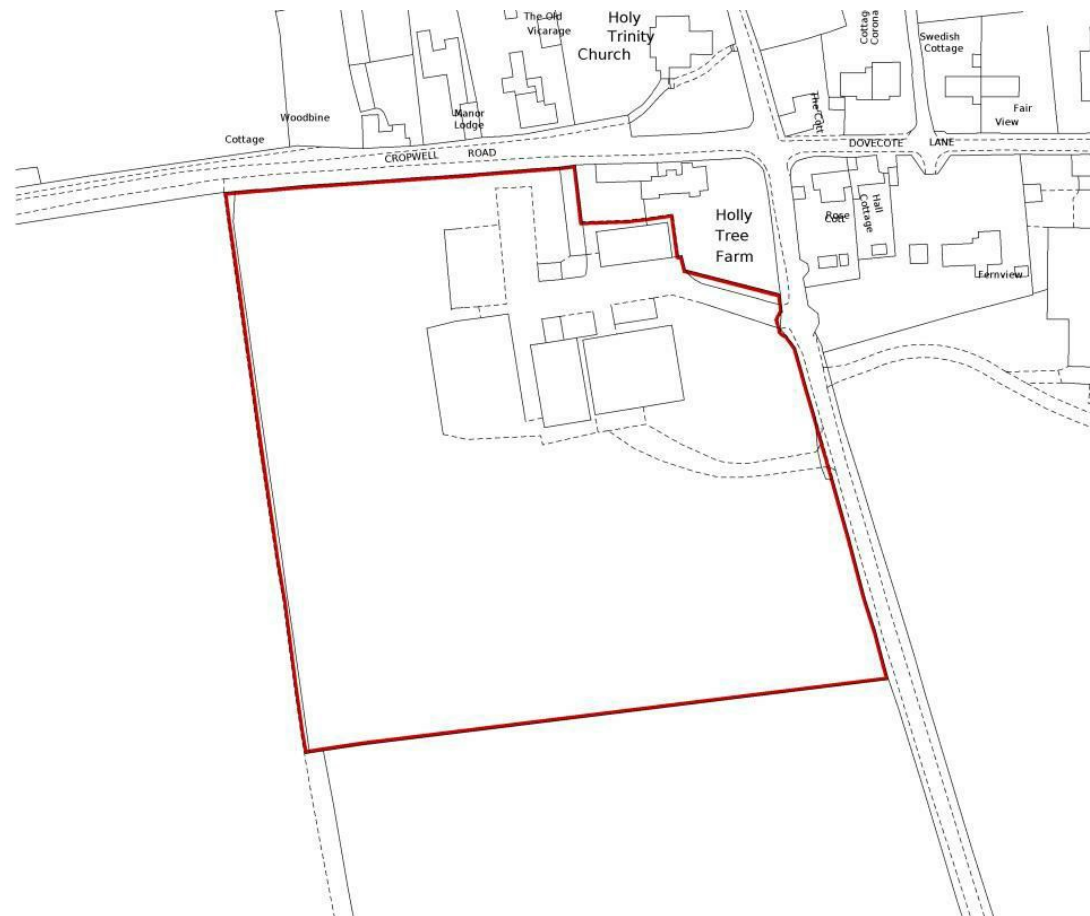
CHECKED BY	26
CHECKED BY	40
SCALE	As noted

DATE: ● March 2023

22030/010

v06

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



RICS



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Registered in England. Ltd Registration number: 07140024

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**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers