

A UNIQUE INDIVIDUAL LEVEL BUILDING PLOT IN A WALLED GARDEN SETTING IN THE GROUNDS OF WEST HALL,  
A FINE AND SUBSTANTIAL GRADE LISTED BUILDING, WITH VALUABLE DETAILED PLANNING CONSENT,  
GIFA c1840 sq ft / 171 sq metres FOR A STUNNING SUSTAINABLE CONTEMPORARY SINGLE STOREY DWELLING



**'THE WALLED GARDEN'**  
**WEST HALL GROUNDS, BLEASBY,**  
**SOUTHWELL, NOTTINGHAMSHIRE, NG14 7GH**





## AN INTRODUCTION TO THE WALLED GARDEN

The sale of this unique level building plot is in our opinion an extremely rare and exciting opportunity to create a bespoke detached home, originally designed by Joe Player a RIBA Conservation and AABC Accredited Architect, with the considered guidance and development brief of the present owners, within this highly regarded Trent Valley village, having a frontage to a private access drive from the village Main Street.

Offered with the benefit of detailed planning consent for a detached dwelling, the land is considered an ideal opportunity to complete a self-build project for which many of the pre-commencement works specified under the approved Planning Permission have been discharged by the Sellers at considerable expense, enabling swift progress of the construction phase of this intriguing project to commence.

Having a frontage along the eastern boundary flanking the private access drive to West Hall, over which access right will be granted, the plot forms part of the original part-walled gardens to its historic neighbours East and West Hall, and two additional converted outbuildings.

**BLEASBY** is a highly regarded Conservation village offering many of the ingredients compatible with village life with amenities including a historic Church, St Mary's, an infant junior school, a popular inn, The Wagon and Horses, local tea rooms at Manor Farm Tea Shoppe, active local community groups served in the main by the small village hall on Gypsy Lane, include WI, History Society, Bikers, and Playgroup etc. A regular rail service connects the Trent Valley villages with Nottingham City Centre and Newark and Lincoln across country to the northeast.

There is a regular local bus service. A well-kept secret can be found walking around the Jubilee Ponds, a rather special village asset, a 31 Acre wildlife conservation area and carp fishery for the benefit of residents and members only fishing.

The thriving Minster town of Southwell offers a wider range of retail amenities, professional services and sports centre, and Southwell schooling is of a renowned standard across the age ranges.

The larger market town of Newark on Trent offers a more extensive range of retail amenities, professional services, restaurants, and leisure facilities including a sport centre and marina. From Newark there is direct access to the A1 national road network and a fast direct main line rail link into London Kings Cross in a scheduled journey time of 80/85 minutes.





## THE DEVELOPMENT SCHEME AND BRIEF

The concept of the development scheme which encapsulated the brief was to create a harmonious fusion with the historic setting of the Grade II Listed buildings close by, with a minimal impact both visually and physically on the surroundings and environment.

The Sellers envisage that a high level of sustainability and self-sufficiency will evolve from the project with solar panels linked to battery storage serving underfloor heating, rainwater harvesting, mechanical filtered air ventilation, sprinkler system, fire detection, camera security, self-contained drainage, eco lighting and roof planting with automatic watering.

The plot can be identified on the earliest plans of The Hall, which dates back to early C18, is a deep regularly shaped rectangular plot with the property positioned at the northern end of the site facing to the south, overlooking a sensitively designed landscaped garden; this scheme formed part of the Planning Conditions and was designed by specialist landscape architects *Influence*, incorporating features including a wildlife pond, wildflower meadow planting with meandering mown paths, multi stem trees and some rooftop planting, all intended to create a synergy between home and garden.

In summary a compelling opportunity to acquire unique site with planning consent for a pavilion style Eco Dwelling that provides the basis for the creation of a special home with the input of new owners to progress all aspects of interior design to meet their own requirements.







## PLANNING CONSENT

Detailed planning consent for the proposed dwelling was granted by Newark and Sherwood District Council on the 7 July 2020 - under planning reference 19/02166/FUL. The gross internal floor area is calculated to be 171 sq meters / 1840 sq ft by the scheme architect. The approved planning drawings accompany these particulars.

The scheme has received full Building Control Approval from Turton Building Control who have inspected and approved work undertaken to date.

## SCHEME ARCHITECTURE

Joe Player RIBA Conservation  
and AABC Accredited Architect  
[hello@akind.com](mailto:hello@akind.com)  
01949 21100

## SERVICES – HEATING TECHNOLOGY

it is understood that mains electricity, water and gas could be available to service the plot. Drainage will be to a private drainage arrangement within the curtilage of the plot, although interested parties are advised to check the availability of the relevant main services with the statutory service providers. The scheme allows for sustainable air source heating circulating under floor augmented by first class levels of thermal insulation and under floor heating, mechanical ventilation and double glazing. The design allows for solar panels linked to battery storage and a high efficiency 'Eco' wood burning stove .

## LOCAL AUTHORITY

Newark & Sherwood District Council.  
Tel: 01636 650 000  
[www.newark-sherwooddc.gov.uk](http://www.newark-sherwooddc.gov.uk)

## VIEWING ARRANGEMENTS

Interested parties are respectfully requested to make arrangements to inspect the land through the offices of the selling agent who will arrange for inspection by appointment only for all viewings.

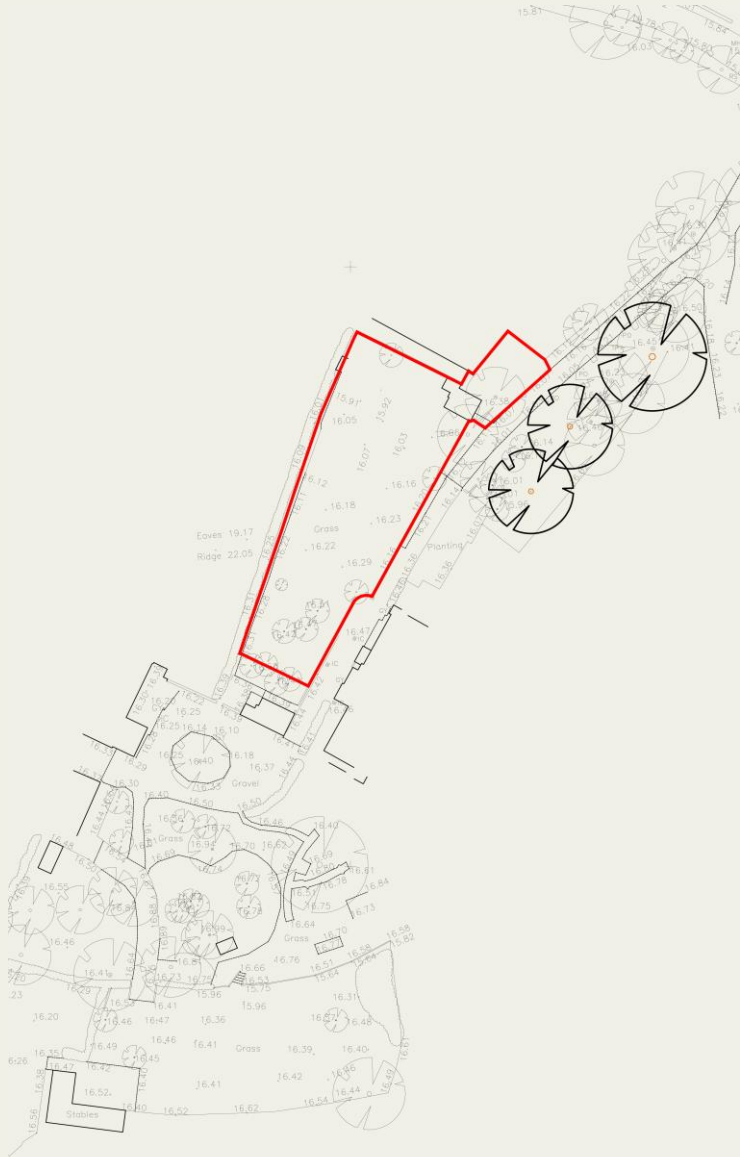
PRICE GUIDE: £275,000



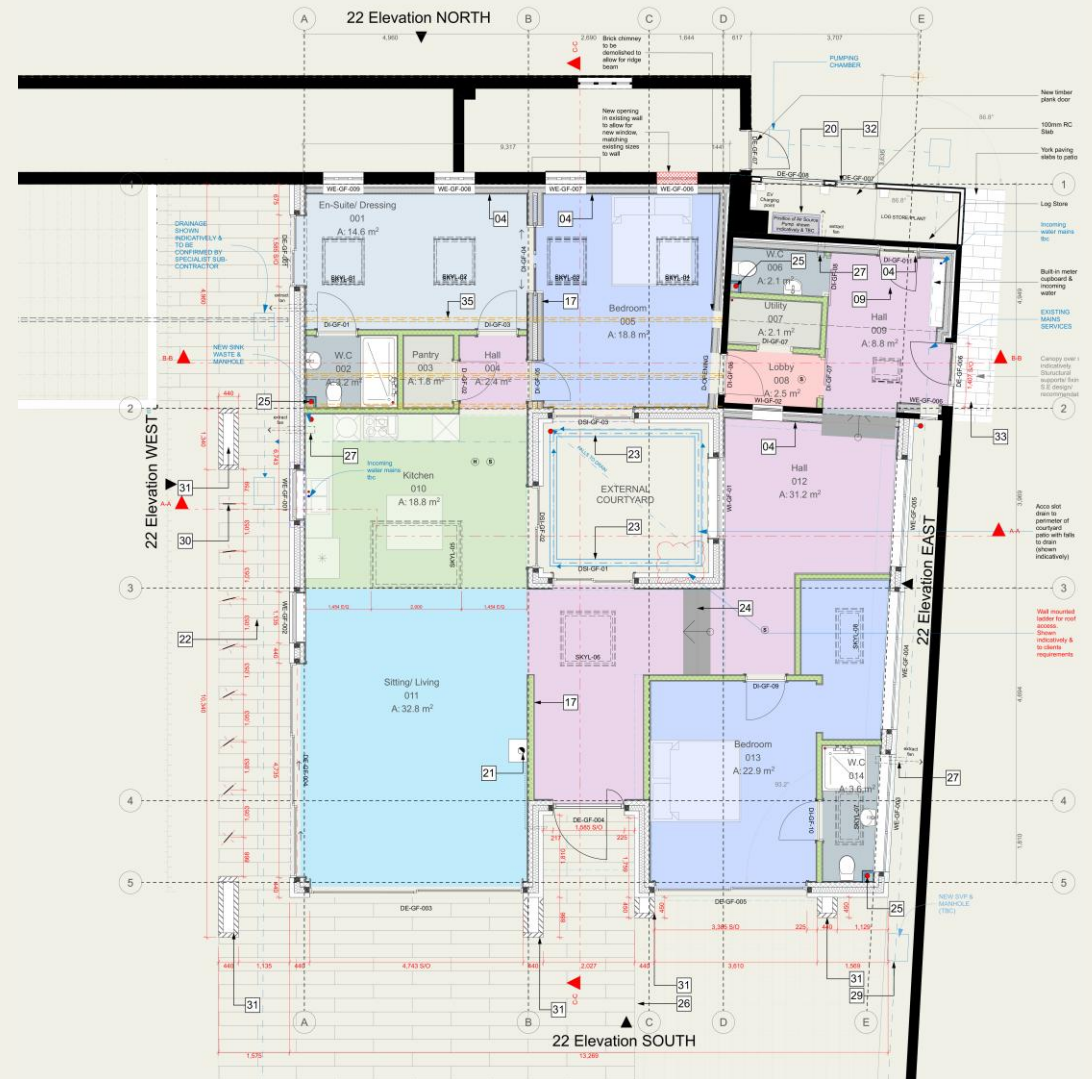
SPECIALISING IN THE SALE OF COUNTRY PROPERTIES



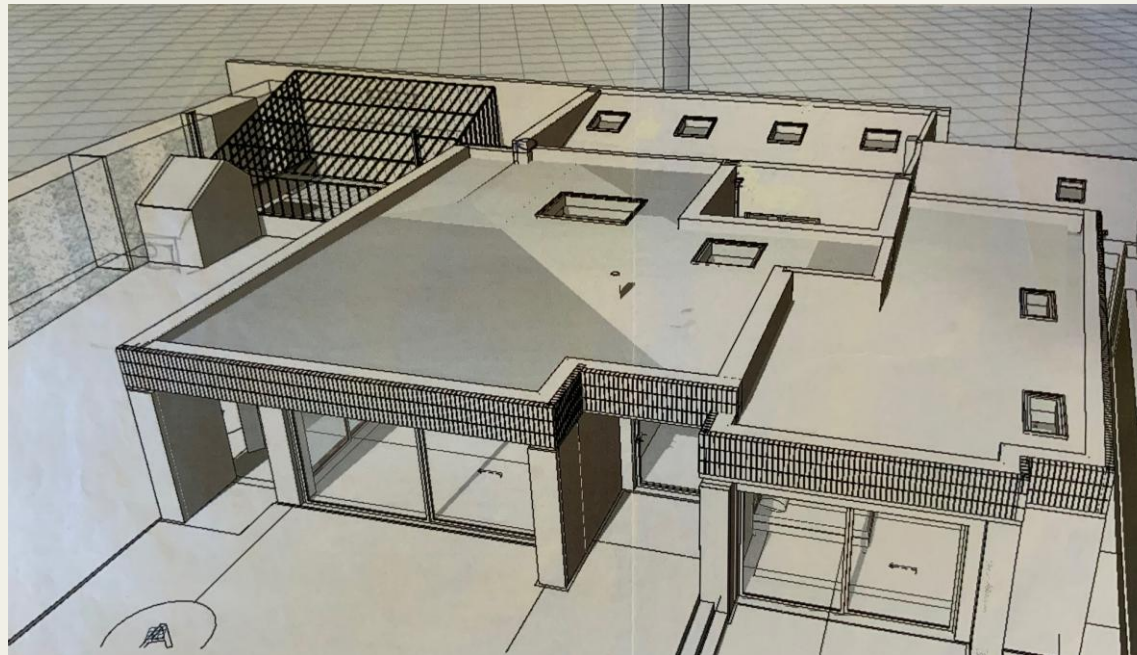
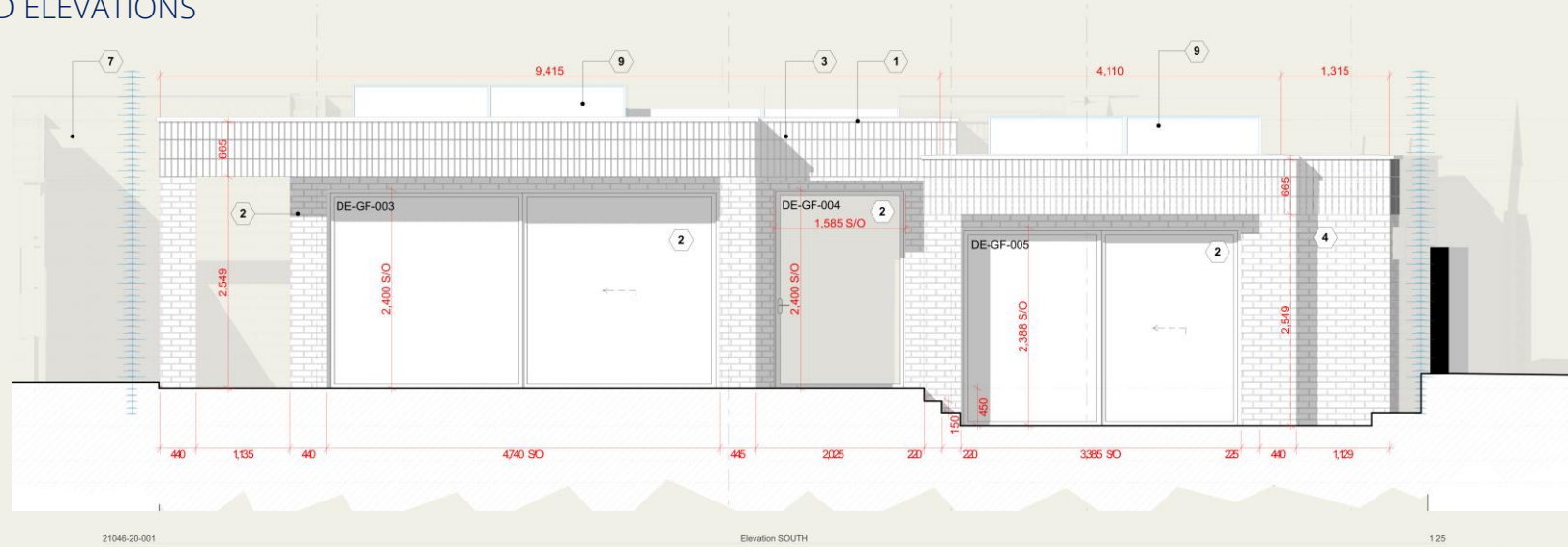
## SITE PLAN



## APPROVED FLOORPLANS – GIFA 1840 SQ FT (171 SQ METRES) (FOR IDENTIFICATION PURPOSES ONLY)



## APPROVED ELEVATIONS



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

## GARDEN DESIGN

Linear planting beds mirror geometry of the house and provide layering

Area of food production

'Fingers' of planting extend geometry of plan

Approx. location of 'underground rainwater harvesting tank (any above ground projection to be screened with planting)

Multi-stem trees

Location of small, temporary greenhouse

Wildlife pond

Wildflower meadow planting with paths mown through

Shade under-storey

Internal courtyard central planting feature

Ladder access for roof maintenance

Roof top planting with trailing plants (shade tolerant beneath trees)

Seating step and planting

Shade planting to linear area

Access for shade planting maintenance

Amenity grass

Approx. location of 'klargest' or similar (any above ground projection to be screened with planting)

Existing flowering climbers and wall shrubs to be retained and trained along length of wall

Detailed planting scheme to form Planning Condition

Note, final positions for rainwater harvesting tank and klargest to be agreed on site





JUBILEE PONDS NEARBY

SMITH & PARTNERS  
LAND & ESTATE AGENTS

16 MARKET PLACE SOUTHWELL NOTTINGHAMSHIRE NG25 0HE

01636 815544 sales@smithandpartners.co.uk

SD / TD



[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)

