



**Development Site, Church Farm, Moorhouse,
Newark, NG23 6LU**

Asking Price £1,000,000
Tel: 01636 611 811

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

- Residential Conversion & Change of Use to • Change of Use Prior Approval (4 Dwellings) Dwelling Houses
- Full Planning Granted for Change of Use (2 • Rural Largely Undeveloped Village Location Dwellings)
- Total Area Proposed Dwellings 1096 sq.m • Site Area 1.264 acre approximately (11798 sq.ft)
- Newark 11 miles, Tuxford 4 miles

A residential development site with full planning permission and Change of Use Prior Approval for the conversion of traditional and modern farm buildings to form six dwellings in this delightful rural location. The total area of the proposed residential dwellings is 1096 sq.m (11,798 sq.ft) approximately and the site extends to 0.512 hectares (1.264 acre) or thereabouts. The Community Infrastructure Levy (CIL) is not payable on this development. The site is considered exempt from the Bio-Diversity Net Gain (BNG) Condition.

The Church Farm complex comprises a mixture of traditional and modern agricultural buildings and two modern portal framed agricultural buildings with access adjacent to the existing farmhouse. Just north of the farmyard lies the Church known as Moorhouse Chapel which stands alone in a field. The site is subject to access to this church. The site does not lie within a conservation area although the wider setting of Moorhouse Chapel is Grade II* listed and the existing retained farmhouse is Grade II listed. Demolition involves some 984 sq.m of modern farm buildings comprising the cattle shed, infill shed canopy over the crew yard and four bays of the buildings to the north.

The small village of Moorhouse is situated 11 miles north of Newark. Access points to the A1 dual carriageway are within 4 miles. The village of Sutton on Trent (approximately 4 miles) provides local amenities including Co-operative store, primary school and doctor's surgery. Additional facilities can be found at the nearby village of Tuxford (4 miles) with the Tuxford Academy secondary school. The surrounding countryside has many public footpaths and country lanes connecting to the villages, ideal for walks and cycling. The Dovecote at Laxton provides an excellent bar/restaurant facility. A short drive away is the Sherwood Forest Visitor Centre, Clumber Park, Rufford Abbey and Country Park, ideal for those seeking leisure activities. Newark on Trent is on the main East Coast railway line with services from Newark Northgate to London King's Cross in just over 75 minutes.

TOWN & COUNTRY PLANNING

Full planning permission is granted under Newark & Sherwood District Council reference 24/01472/FUL. Change of Use from farmhouse to residential; conversion and alteration of farm buildings to form two dwellings; demolition and partial demolition of modern farm buildings; and associated external infrastructure works. The conditional planning consent is dated 15th July 2025.

Change of Use Prior Approval is granted under Newark & Sherwood District Council reference

24/01463/CPRIOR to determine prior approval for a proposed Change of Use of the agricultural buildings to four dwelling houses and associated building operations. The conditional planning consent is dated 18th July 2025.

Full details, plans and documents can be viewed on the Newark and Sherwood District Council planning website (<https://www.newark-sherwooddc.gov.uk/viewcommentplanningapplication/>) or further information from the selling agents.

The documents include:

- * Preliminary Ecological Appraisal Report
- * Flood Risk Assessment

CIL CHARGE

Newark & District Council have confirmed that there is no CIL charge payable as there is no net additional increase of flood space.

BIO-NET GAIN

Newark & District Council have confirmed that the development is exempt from a BNG condition.

SERVICES

Mains water and electricity are understood to be available whilst purchasers should make their own enquiries as to the technical details for connections. There is no mains sewerage available.

SUMMARY OF PROPOSED FLOOR AREAS

MODERN FARM BUILDING CONVERSIONS

- Unit 1 - 135.3 sq.m (1456 sq.ft)
- Unit 2 - 97.7 sq.m (1051 sq.ft)
- Unit 3 - 99 sq.m (1065 sq.ft)
- Unit 5 99 sq.m (1065 sq.ft)
- Unit 6 273.7 sq.m (2946 sq.ft) - SOLD subject to contract

TRADITIONAL BRICK/PANTILE FARM BUILDING CONVERSION

- Unit 3 - 195.8 sq.m (2107 sq.ft)
- Unit 4 - 294.6 sq.m (3171 sq.ft)

TENURE

The property is freehold.

NOTE: The area shaded blue on the attached plan, whilst included in the Planning Application and conversion of the farm buildings, is held on a separate Title and is not included in the sale.

POSSESSION

Vacant possession will be given on completion.

ROADS

The access road to Church Farmhouse and the farm buildings is an adopted road. Access is reserved by Right of Way to the Church.

A Right of Way will be reserved on the area coloured pink for access to 'The Orchard' and the retained farm buildings at Church Farm.

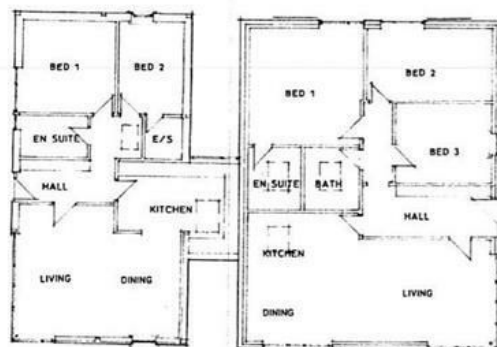
VIEWING

Strictly by appointment with the selling agents.



UNIT 2

UNIT 1

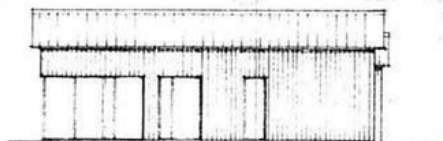


NOTE
This plan is orientated
differently to as shown
on the Block Plan
(180 degrees rotated)

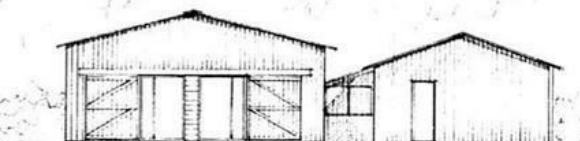
PLAN



SOUTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION



NORTH EAST ELEVATION

CONVERSION OF BARNS AT CHURCH FARM, MOORHOUSE

SCALE
0 1 2 3 4 5
1:100 At A1

Do not scale off the drawing

ROSAMUND NICHOLSON B Arch (RIBA)

KNAPENEY FARM
OSSINGTON LANE
OSSINGTON
NEWARK ON TRENT
NOTTINGHAMSHIRE
NG23 6ND

Telephone: 01636 822770
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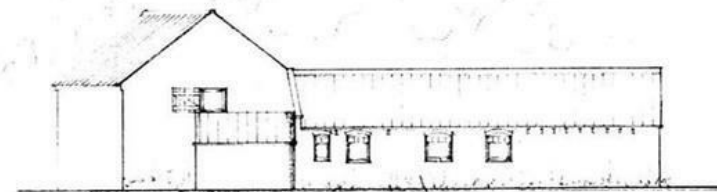
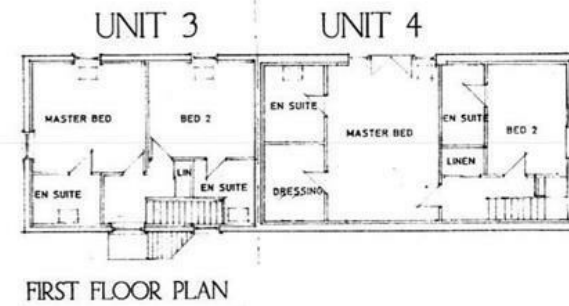
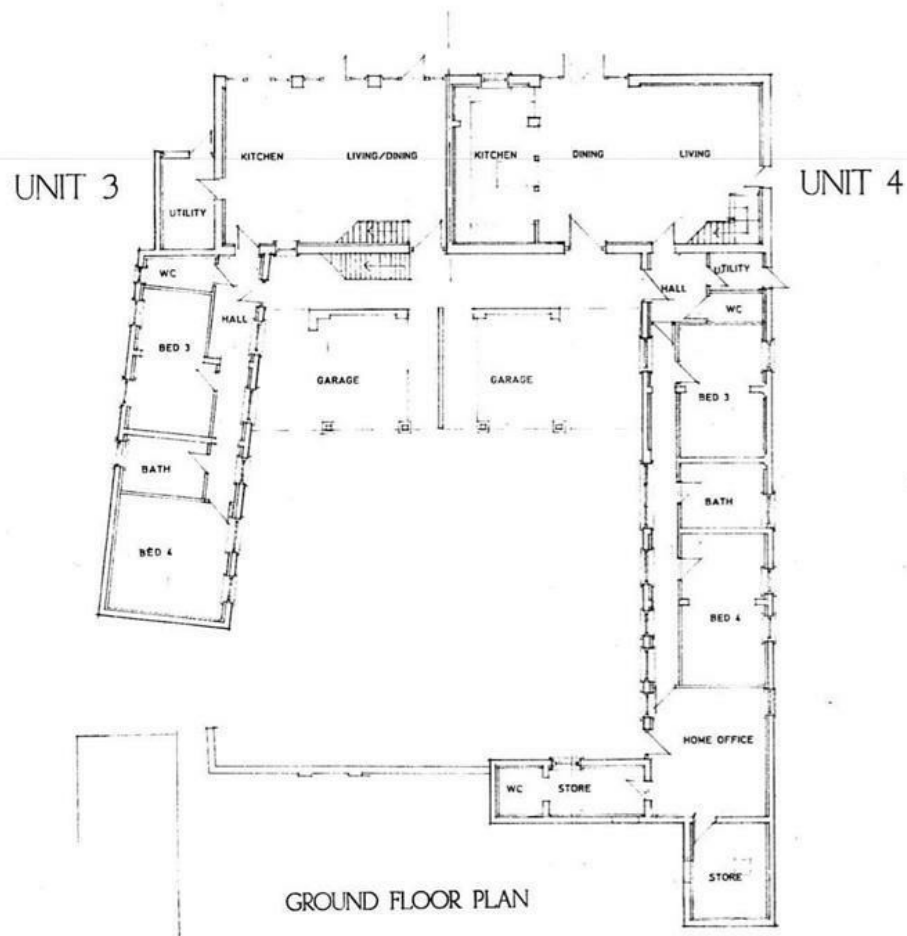
PROJECT CONVERSION OF BARNS AT
CHURCH FARM, MOORHOUSE

CLIENT KEVIN SAXELBY

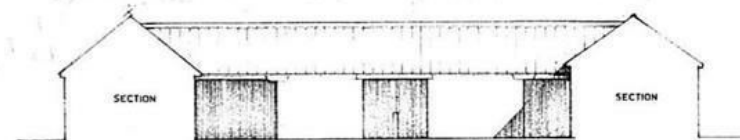
DRAWING UNITS 1 & 2: PROPOSALS

SCALE 1:100 DATE NOV 2023 DRAWING No.1897 A. 2b

CONVERSION OF BARNS AT CHURCH FARM, MOORHOUSE



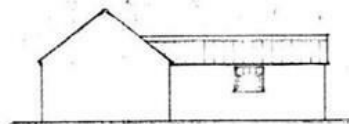
ELEVATION 7: NORTH WEST



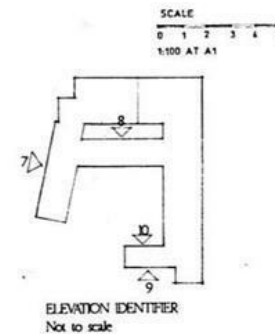
ELEVATION 8: NORTH EAST



ELEVATION 9: SOUTH WEST



ELEVATION 10: NORTH EAST



Do not scale off the drawing
ROSAMUND NICHOLSON B Arch (010085)

KNAPENEY FARM
OSSINGTON LANE
OSSINGTON
NEWARK ON TRENT
NOTTINGHAMSHIRE
NG23 6ND

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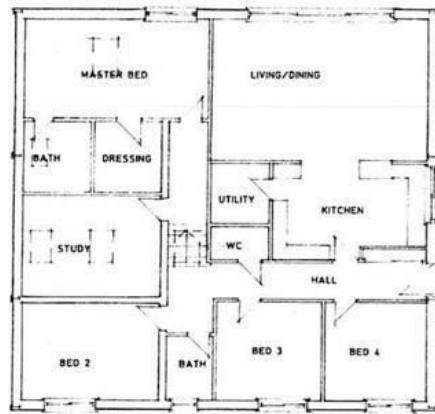
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DRAWING UNITS 3 & 4: PLAN AND ELEVATIONS

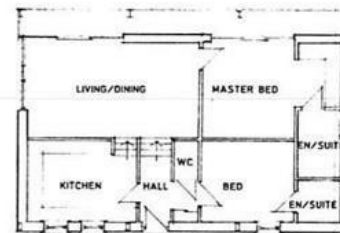
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CONVERSION OF BARNS AT CHURCH FARM, MOORHOUSE

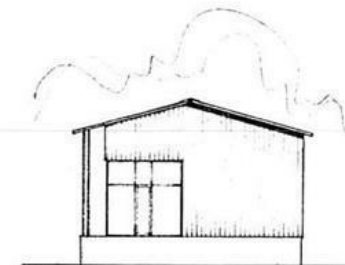


GROUND FLOOR PLAN

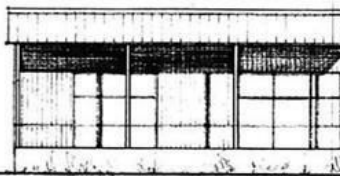
UNIT 6



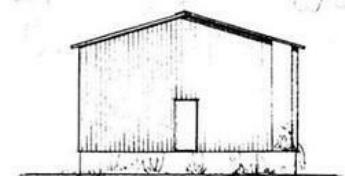
GROUND FLOOR PLAN



NORTH WEST ELEVATION

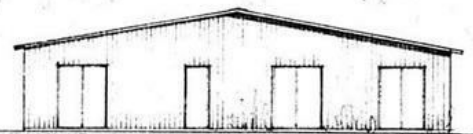


NORTH EAST ELEVATION

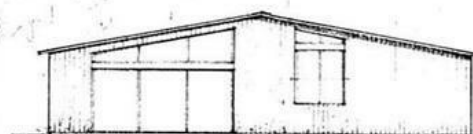


SOUTH EAST ELEVATION

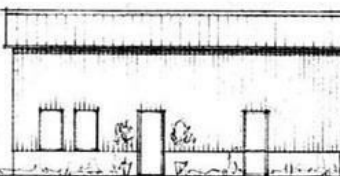
UNIT 5



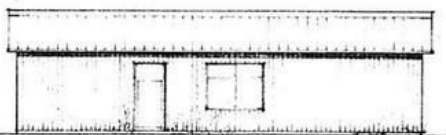
SOUTH WEST ELEVATION



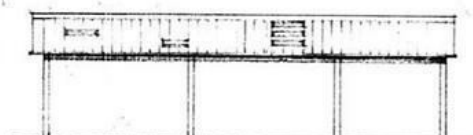
NORTH EAST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH WEST ELEVATION

SCALE
1:100 at A1

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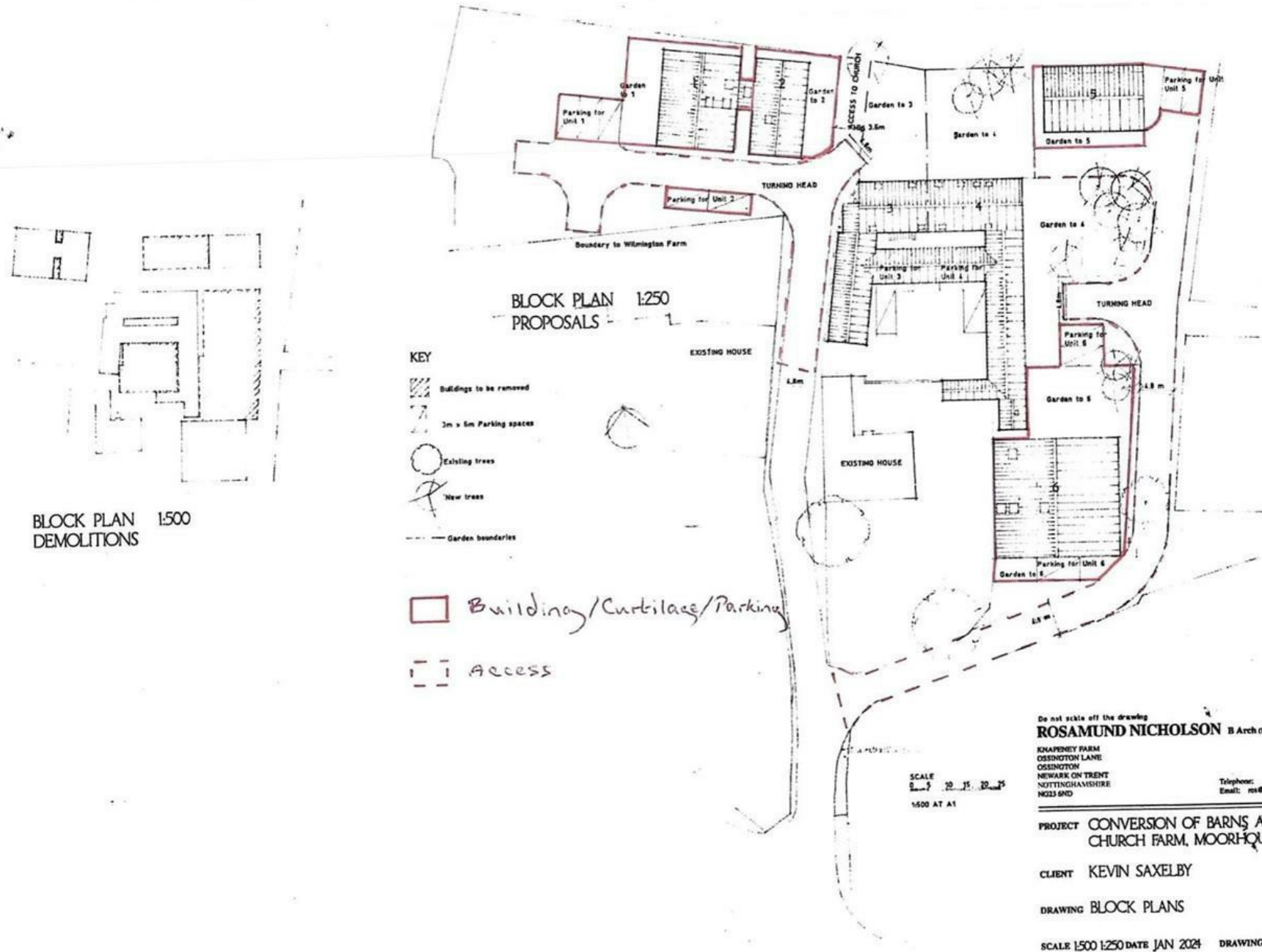
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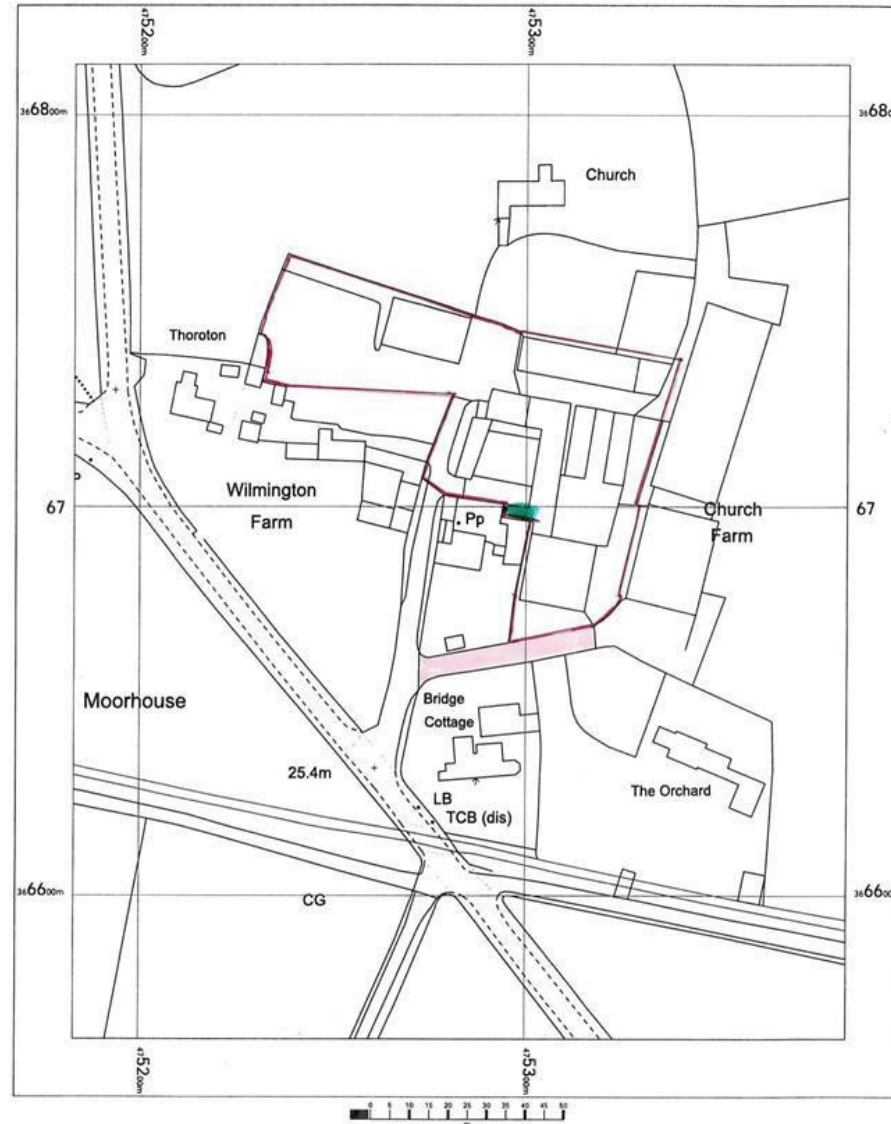
CLIENT KEVIN SAXELBY

DRAWING UNITS 5 & 6: PROPOSALS

SCALE 1:100 DATE JAN 2024 DRAWING No. 1897.A.5c

CONVERSION OF BARNS AT CHURCH FARM, MOORHOUSE





Church Farm
Moorhouse
Newark
NG23 6LU

OS MasterMap 1250/2500/10000 scale
Tuesday, August 26, 2025, ID: JEW-01238584
maps.johnnewright.com

1:1250 scale print at A4, Centre: 475283 E, 366688 N

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RICS



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