

Barn for conversion | Rear of Holly Tree Farm, Main Street | Oxton | NG25 0SD

£275,000

FENTON JONES

Key features

- Building plot with planning permission for conversion of farm buildings
- Permission granted for a 3 bed property
- 0.25 acre plot
- Beautiful rural plot with countryside views
- Popular village with 2 pubs and a shop
- Newark and Sherwood Planning ref: 23/00736/FUL

Description

Plots of land in the popular village of Oxton rarely come onto the market, making this an exciting opportunity in a sought-after village setting.

The plot extends to approximately 0.25 acres and currently has a number of farm buildings on site. Planning permission has been granted for a three-bedroom home to be built, with the new property sitting mostly within the footprint of the existing farm buildings.

Once built, the home will benefit from a generous, enclosed garden, creating a private and peaceful outdoor space with established boundaries.

Access to the plot is via a shared driveway with Holly Tree Farm, which will retain ownership of the driveway.

With the opportunity to build a three-bedroom home in a desirable village location, this is a rare and exciting opportunity for anyone looking to create a home of their own in Oxton.

Oxton is picturesque rural village situated about 5 miles outside of neighbouring Southwell. This beautiful village has its own Post Office, grocery store, village hall and two thriving pubs.

Newark and Sherwood planning ref 23/00736/FUL

what3words///giggle.stall.reclaim



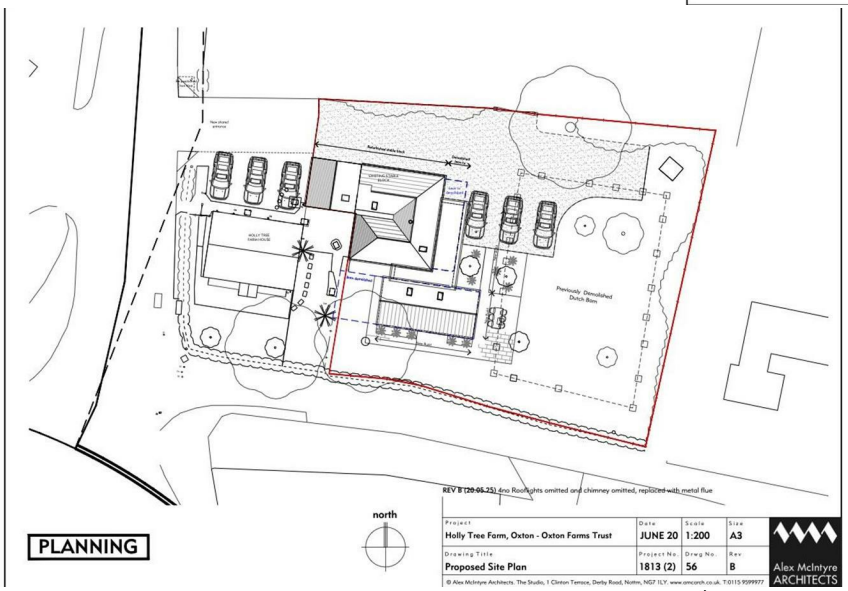


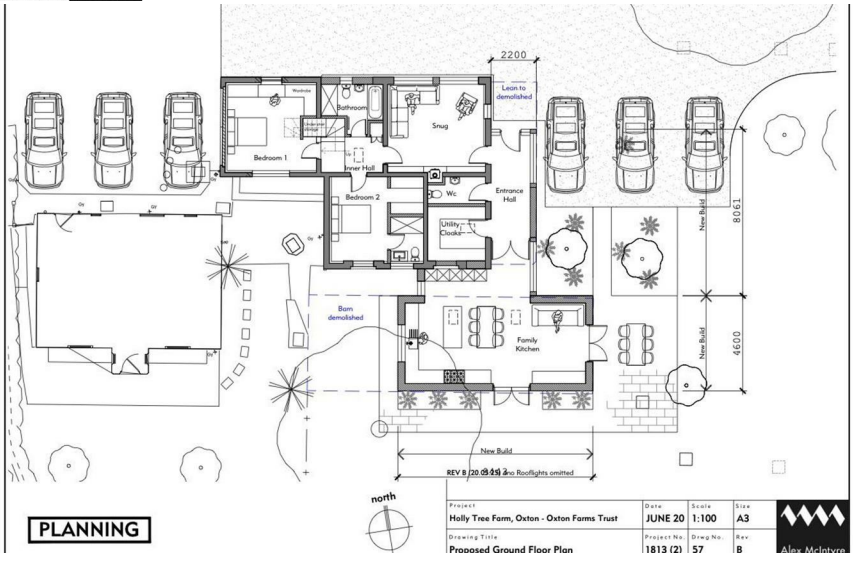


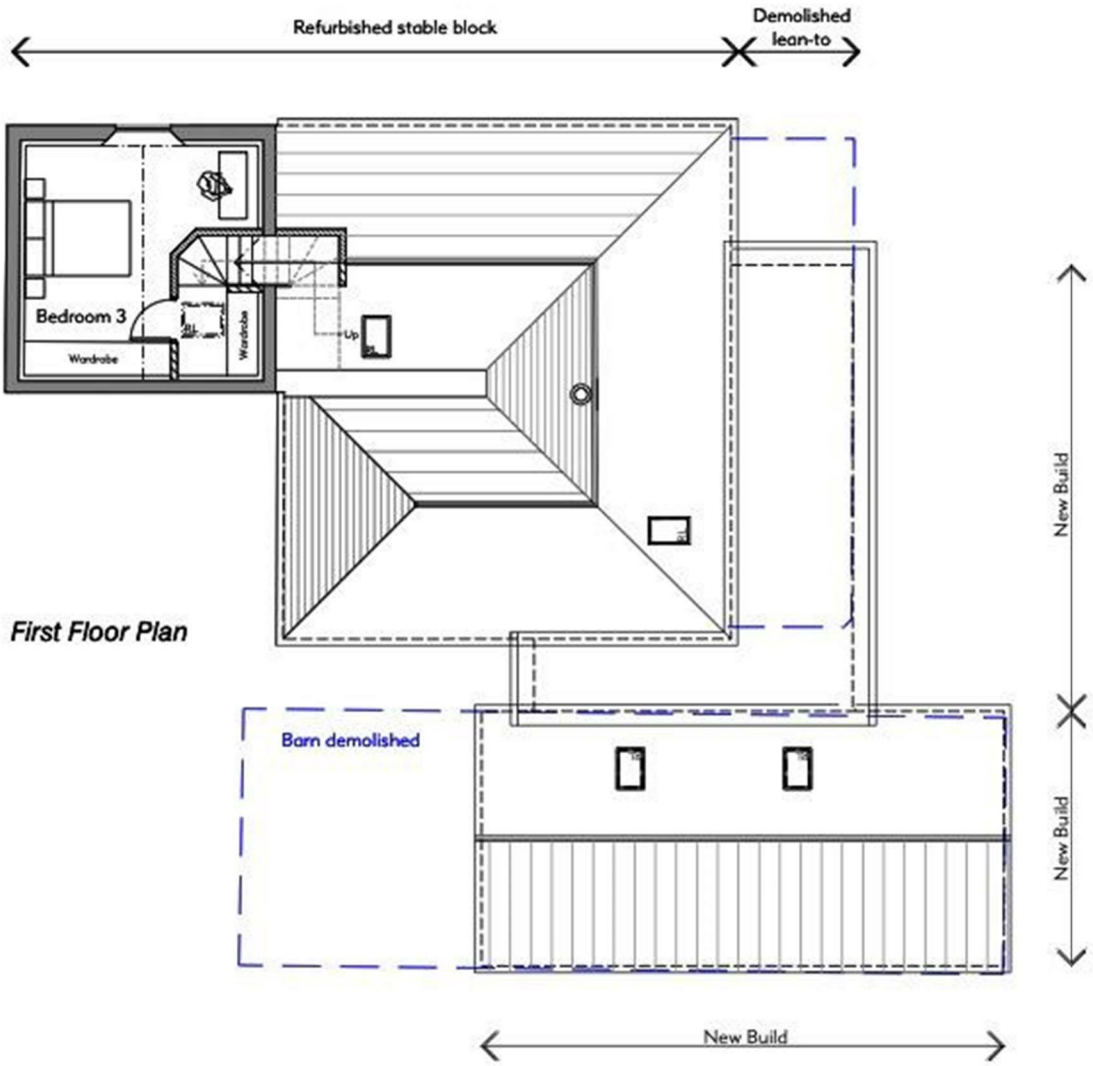





Refurbished stable block
New Build
Barn demolished
South Elevation - Proposed
Refurbished stable block
Barn demolished
Lean to demolished
New Build
East Elevation - Proposed
Refurbished stable block
New Build
Lean to demolished
Barn demolished
North Elevation - Proposed
Refurbished stable block
New Build
Barn demolished
West Elevation - Proposed
REV C (18.09.25) Standing seam roof changes to pantiles and reduced to 35 degree pitch.
PLANNING
Project: Holly Tree Farm, Oxton - Oxton Farms Trust
Date: JUNE 20
Scale: 1:100
Size: A3
Drawing Title: Proposed Elevations
Project No.: 1813 (2)
Drwg No.: 60
Rev: C
Alex McIntyre ARCHITECTS


Previously Demolished Dutch Barn
REV B (20.05.25) 4no Rooflights omitted and chimney omitted, replaced with metal flue
north
PLANNING
Project: Holly Tree Farm, Oxton - Oxton Farms Trust
Date: JUNE 20
Scale: 1:200
Size: A3
Drawing Title: Proposed Site Plan
Project No.: 1813 (2)
Drwg No.: 56
Rev: B
Alex McIntyre ARCHITECTS


2200
Lean to demolished
Bathroom
Snug
Bedroom 1
Inner Hall
Bedroom 2
Wc
Entrance Hall
Utility
Cloaks
Barn demolished
Family Kitchen
New Build
8061
4600
REV B (20.05.25) 2no Rooflights omitted
north
PLANNING
Project: Holly Tree Farm, Oxton - Oxton Farms Trust
Date: JUNE 20
Scale: 1:100
Size: A3
Drawing Title: Proposed Ground Floor Plan
Project No.: 1813 (2)
Drwg No.: 57
Rev: B



REV B (20.05.25) 4no Rooflights omitted and chimney omitted, replaced with metal flue

north

Rev:		
Project: Holly Tree Farm, Oxton - Oxton Farms Trust	Date: JUNE 20	Scale: 1:200
Drawing Title: Proposed First Floor Plan	Project No.: 1813 (2)	Drwg No.: 58

© Alex McIntyre Architects. The Studio, 1 Clinton Terrace, Derby Road, Nottm, NG7 1LY. www.amcarch.co.u

FENTON JONES

7 Church Street
Southwell
Nottinghamshire
NG25 0HQ
01636 390000
sales@fentonjones.com
https://www.fentonjones.com