



**Development Land, Manor Farm Manor House
Lane, Dry Doddington, Newark,
Nottinghamshire, NG23 5JA**

Offers In Region Of £950,000

Tel: 01636 611 811

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

- An Exciting Development Opportunity
- Potential For Further Development
- Small Unspoilt Village Location
- Newark 7 Miles, Grantham 12 Miles
- Planning Permission For Five Dwellings
- Site Area 2.05 Acre
- Far Reaching Countryside Views
- No CIL Charge Applicable

A residential development site with Planning Permission for demolition of existing redundant agricultural barns and the erection of 5 new build dwellings and access road. The entire farmyard extends to 2.05 acres or thereabouts, with potential for further development subject to Planning Permission. The site has a wonderful situation on elevated ground with far reaching views over open countryside.

Conditional Planning Consent was granted by South Kesteven District Council 22nd December 2025. There is no CIL charge applicable to this site.

The approved plans include 2 detached houses (2,024 sq. ft), 1 detached house (1,668 sq. ft), and 2 detached bungalows (1,442 sq. ft).

Included in the sale is the eastern half of the farmyard, with development potential subject to Planning Permission.

Dry Doddington is a small parish in the South Kesteven District, with a population of 365 persons at the 2011 Census. The village is rural in character and an area where only small scale development has taken place. The village is situated approximately 7 miles from Newark, and 12 miles from Grantham. Access points to the A1 trunk road are approximately 2 miles. Main East Coast railway services from Newark Northgate and Grantham provide fast regular services to King's Cross, with journey times of just over 75 minutes.

SUMMARY OF DEVELOPMENT

Plot 1 - Detached 3 bedroomed house plus study and double garage - 189 sq. m (2,034 sq. ft)

Plot 2 - Detached 3 bedroomed house plus study and double garage - 189 sq. m (2,034 sq. ft)

Plot 3 - Detached 3 bedroomed house plus study and one and a half garage - 155 sq. m (1,668 sq. ft)

Plot 4 - Detached 2 bedroomed bungalow and one and a half garage -134 sq. m (1,442 sq. ft)

Plot 5 - Detached 2 bedroomed bungalow and one and a half garage - 134 sq. m (1,442 sq. ft)

TOWN & COUNTRY PLANNING

Planning Permission is granted by South Kesteven District Council under reference S24/1504 dated 22nd December 2025 for demolition of existing redundant agricultural barns and the erection of 5 new build dwellings and access road. The permission is conditional. The documents and plans can be viewed on South Kesteven District Council Planning website <https://www.southkesteven.gov.uk/planning-building-control>.

The documents include:

- * Elevation and floor plans.
- * Statutory BNG Metric Report.
- * Highways layout proposed.
- * Topographical Survey and Block Plan.

SERVICES

Mains water, electricity, and drainage are understood to be available. Purchasers to make their own investigations as to the technical details and availability.

TENURE

The entire property is freehold and offered with vacant possession.

OVERAGE AGREEMENT

An Overage Agreement will apply to the existing farmyard area without Planning Permission, tinted pink on the plan. The base value shall be the Market Value of the farmyard with existing agricultural use. The enhanced value will be Market Value of the farmyard with the benefit of the relevant Planning Permission, less qualified planning costs incurred by the developer. The trigger date will be the start of any future development. The overage payment shall be 25% of the difference between the advanced value (less planning costs), and the base value for a term of 20 years.

VIEWING

Strictly by appointment with the selling agents.







Manor Farm
Manor House Lane
Dry Doddington
NG23 5JA



OS MasterMap 1250/2500/10000 scale
Tuesday, February 10, 2026, 10:
JEW-01262773
maps.johnnewright.com

1:1250 scale print at A3, Centre:
484934 E, 346735 N

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johnnewright

maps@johnnewright.com
tel: 0115 950 6633



PLOT BOUNDARY
 POST AND RAIL FENCE TO ALL PLOT BOUNDARIES
 NATIVE SPECIES HEDGING PLANTED ALONGSIDE POST AND RAIL FENCE
 TREE PLANTING TO LINE THE NEW ACCESS ROAD WITHIN THE DEVELOPMENT SITE

PROPOSED 5 DWELLING
 REDEVELOPMENT OF MANOR FARM,
 DRY DODDINGTON

PROPOSED SITE PLAN
 SCALE 1:200 A1

MAY 2025

Manor View

External Materials

Facing brick - Baggeridge Oast Russet 65mm
 Roof tiles - Marley Lincoln red antique clay pantile
 Gutter - Black half round UPVC
 Windows - UPVC
 Entrance doors - Composite
 Bi fold doors - Aluminium
 Porch - Oak with pantile roof



BAGGERIDGE OAST RUSSET BRICK



MARLEY LINCOLN RED CLAY PANTILE



OAK PORCH



FRONT ELEVATION



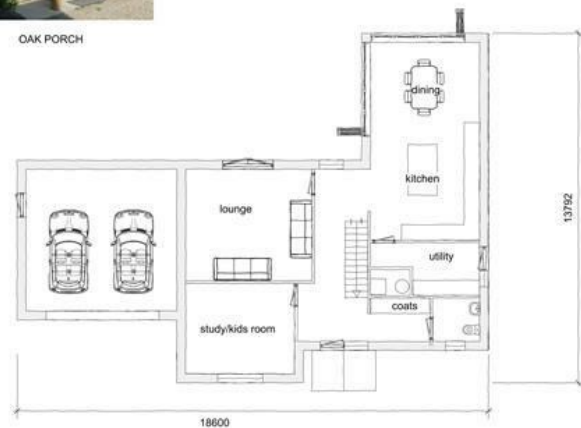
REAR ELEVATION



SIDE ELEVATION



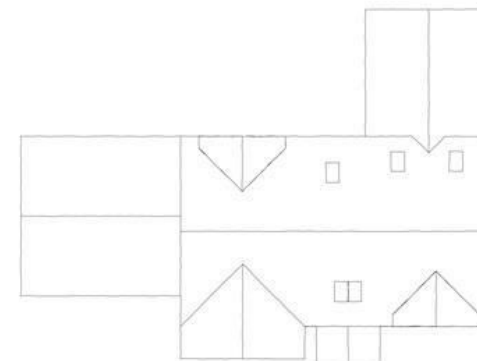
SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR



PROPOSED 5 DWELLING
 REDEVELOPMENT OF MANOR FARM,
 DRY DODDINGTON
 PLOT 1
 PROPOSED 3 BEDROOM DWELLING
 ELEVATIONS AND FLOOR PLANS
 SCALE 1:100 A1
 MAY 2025

External Materials

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MARLEY LINCOLN RED CLAY PANTILE



OAK PORCH



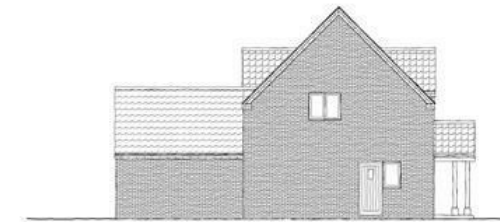
FRONT ELEVATION



REAR ELEVATION



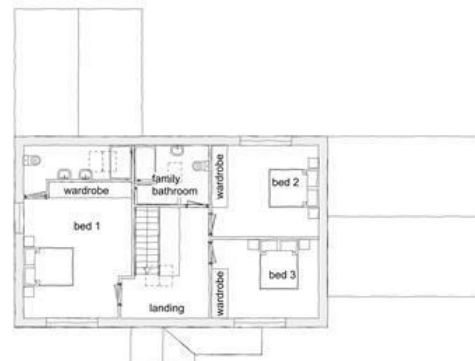
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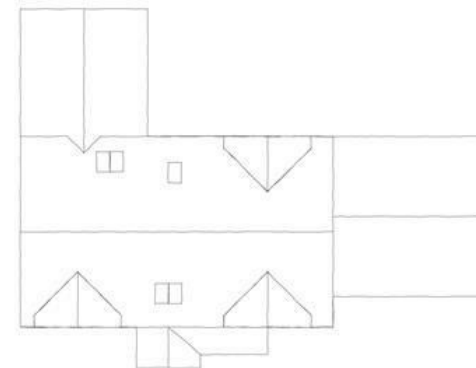
SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR



PROPOSED 5 DWELLING
 REDEVELOPMENT OF MANOR FARM,
 DRY DODDINGTON
 PLOT 2
 PROPOSED 3 BEDROOM DWELLING
 ELEVATIONS AND FLOOR PLANS
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 MAY 2025

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BAGGERIDGE OAST RUSSET BRICK



MARLEY LINCOLN RED CLAY PANTILE



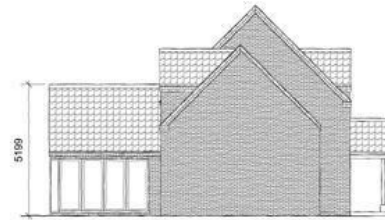
OAK PORCH



FRONT ELEVATION



REAR ELEVATION



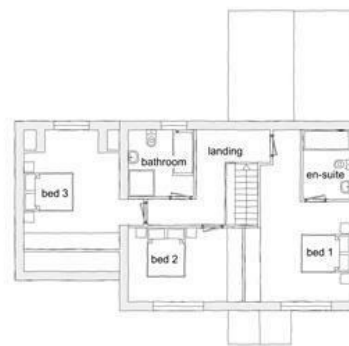
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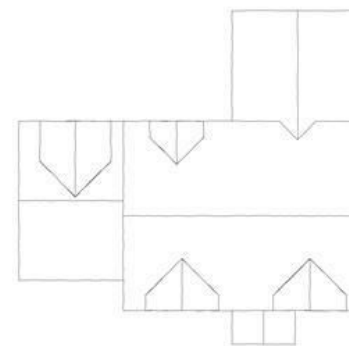
SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR



PROPOSED 5 DWELLING
 REDEVELOPMENT OF MANOR FARM,
 DRY DODDINGTON
 PLOT 3
 PROPOSED 3 BEDROOM DWELLING
 ELEVATIONS AND FLOOR PLANS
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 MAY 2025

External Materials

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 Velux roof windows



BAGGERIDGE OAST RUSSET
BRICK



MARLEY LINCOLN RED CLAY
PANTILE



OAK PORCH



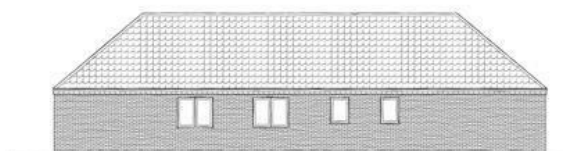
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SIDE ELEVATION



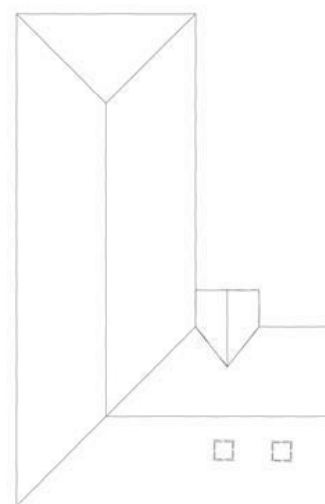
REAR ELEVATION



SIDE ELEVATION



FLOOR PLAN



ROOF PLAN

PROPOSED 5 DWELLING
 REDEVELOPMENT OF MANOR FARM,
 DRY DODDINGTON
 PLOT 4
 PROPOSED 2 BEDROOM DWELLING
 PROPOSED ELEVATIONS AND FLOOR PLANS
 SCALE 1:100 A1
 MAY 2025

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BAGGERIDGE OAST RUSSET BRICK



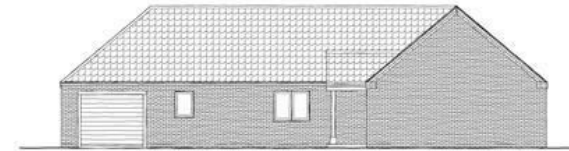
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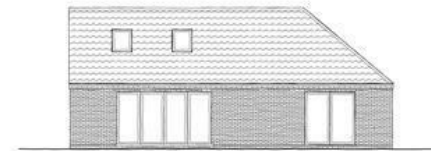
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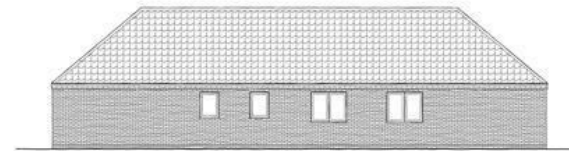
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SIDE ELEVATION



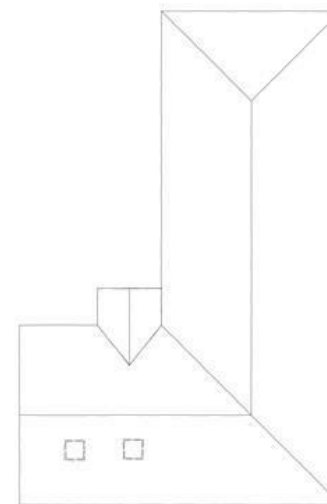
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SIDE ELEVATION

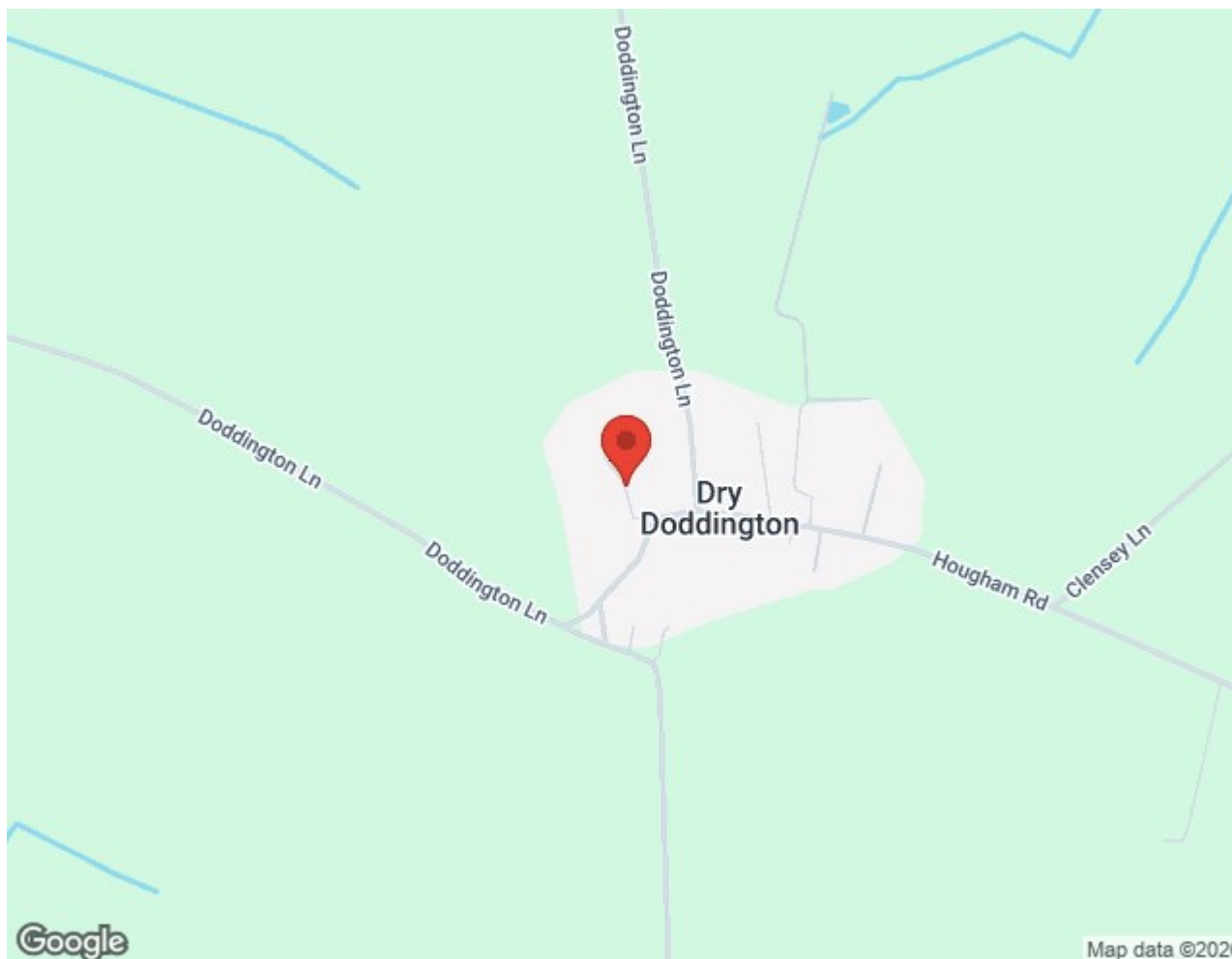


FLOOR PLAN



ROOF PLAN

PROPOSED 5 DWELLING
 REDEVELOPMENT OF MANOR FARM,
 DRY DODDINGTON
 PLOT 5
 PROPOSED 2 BEDROOM DWELLING
 PROPOSED ELEVATIONS AND FLOOR PLANS
 SCALE 1:100 A1
 MAY 2025



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Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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