



**West View Farm Collingham Road, Besthorpe,
Newark, Nottinghamshire, NG23 7HP**

**Offers In The Region Of
£600,000**

Tel: 01636 611811

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

A residential development site with full planning permission for the conversion of four barns to five dwellings. The site extending to 1.36 acre or thereabouts, is situated adjacent to open countryside midway between the villages of Collingham and Besthorpe.

The site is convenient for Collingham railway station, the A1 and A46 trunk roads and just 7 miles from Newark.

The development offers stunning and varied designs comprising a Granary Barn conversion, Grain Store Barn conversion, Cow Shed conversions (two units) and a brick and tile detached Barn. The total floor area of the proposed units is 7,510 sq.ft approximately.

The key design principle and concept forms a coherent group of residential units whilst retaining the character of the farmyard in a vernacular form providing five residential units with an exceptionally high standard of sustainable design and considerably above average sized garden areas.

Local amenities in Collingham include a primary school, a Co-op store, family butchers, hairdressers, medical centre and pharmacy. There are school bus services from Collingham and excellent social amenities. There is a railway station also at Collingham with train services directly to Nottingham and Lincoln. Newark is situated on the main east coast railway line with fast services to London Kings Cross, York, Newcastle and the North.

TOWN AND COUNTRY PLANNING

Full planning permission is granted under Newark and Sherwood District Council reference 20/00194/FUL for change of use of four barns to 5 new dwellings including a garage, garden store building, removal of one steel frame and clad store shed, new private sewerage treatment unit and new vehicular access and access driveway. The conditional consent is dated 10th June 2020.

The documents which may be viewed on the Newark and Sherwood District Council planning website <https://publicaccess.newark-sherwooddc.gov.uk/online-applications>

Include:-

- Plans and Elevations
- Arboricultural Report
- Visibility Splay and Access Road Plans

SCHEDULE OF AREAS

No.1 Granary Barn/Cart shed conversion (2 beds) 151 sq.m (1,625 sq.ft)

No.2 Grain store barn conversion (3 beds) & Garage 162 sq.m (1,744 sq.ft)

No.3 Cowshed brick barn conversion (2 beds) 126 sq.m (1,356 sq.ft)

No.4 Cowshed brick barn conversion (2 beds) 160 sq.m (1,722 sq.ft)

No.5 Brick & tile detached barn (3 beds) 99 sq.m (1,065 sq.ft)

COMMUNITY INFRASTRUCTURE LEVY

The site is assessed with a NIL charge.

CONDITIONS OF SALE

1. Ownership of the new entrance drive (coloured yellow on the attached plan) will be retained by the Vendors. The Purchaser and successors in Title shall be granted rights of access for all purposes and all times. The developer is to re-align the hedgerow between the access point to the new driveway and the existing access to the field which is to be closed and the highway verge re-instated by the developer to the satisfaction of the Highways Authority. The developer also to re-align the hedgerow. Ownership of the new verge, that is the land to the west of the driveway, and to the road side verge shall be retained by the Vendors. The purchaser is responsible for constructing the whole of the new entrance driveway including the section which is shown in yellow on the attached plans.

2. The trees and hedgerow in front of the existing cottage and West View Farm are to be removed by the Vendors farming company to facilitate the Visibility Splay.

3. The private sewerage treatment plant allocated area shall

be conveyed with the sale of the property. The Vendors will fence this enclosure prior to completion of sale. The Vendors will grant an Easement on the retained land for soak away drainage.

4. The soil "bund" on retained land to the east of dwelling No.2 and dwelling No.3 will be removed by the vendors.

5. The purchasers will be responsible for surfacing the new driveway in accordance with the planning conditions including also at the point of entry to a depth of 20m behind the highway boundary.

6. The existing driveway to the Cottage and Farmyard is NOT included in the sale. No temporary use will be allowed.

7. The lean-to shed adjoining Unit 1 and the retained property will be removed by the Vendors prior to completion of the sale.

8. The existing electric meter supply box is to be discontinued and removed by the Vendors. The Purchasers should make their own enquiries to Western Power regarding the supply and subject to the intended loading, the upgrading of an existing transformer.

9. The Purchasers shall provide a new water connection from the main road mains supply. No use of any existing supply is permitted.

SITE PLAN

An ordnance survey extract is attached to the sale particulars with the property to be sold outlined red.

The proposed site plan-barn conversions and layout is also attached to these sale particulars.

BARN 1



BARN 2



BARN 3 & 4



THE GRANARY CONVERSION - ARTISTS IMPRESSION



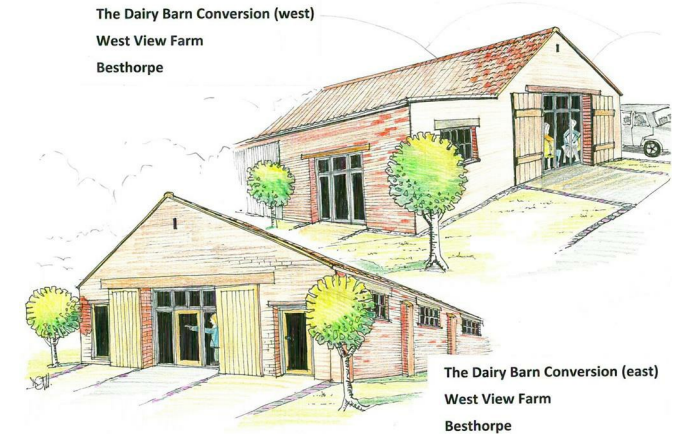
The Granary Barn Conversion
West View Farm
Besthorpe

THE GRAIN STORE CONVERSION - ARTISTS IMPRESSION



The Grain store Barn Conversion
with Garage and Garden store.
West View Farm, Besthorpe

THE DAIRY CONVERSION - ARTISTS IMPRESSION



The Dairy Barn Conversion (west)
West View Farm
Besthorpe

The Dairy Barn Conversion (east)
West View Farm
Besthorpe

BARN 5



THE FARM STORE CONVERSION - ARTISTS IMPRESSION

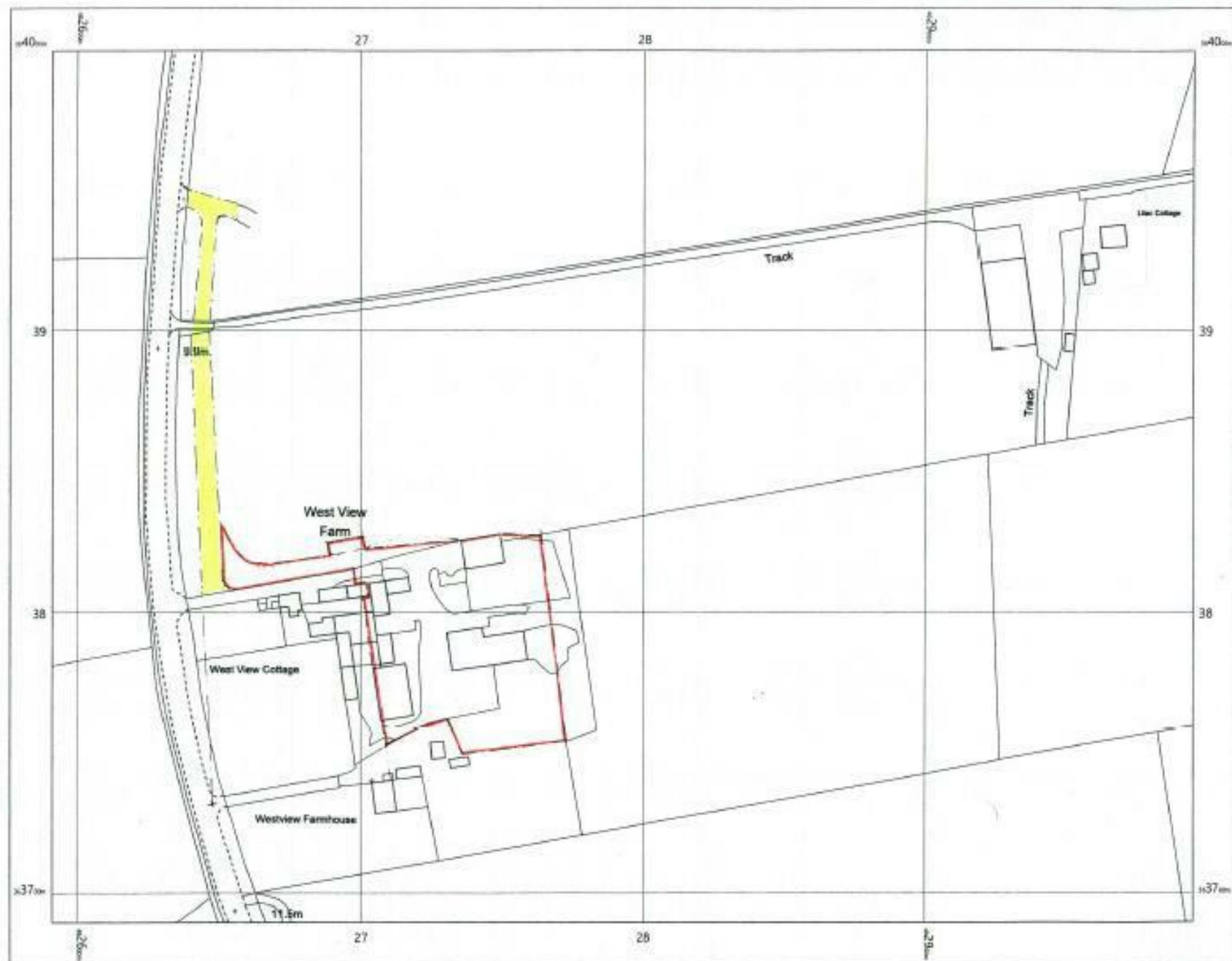


TENURE

The property is freehold and offered with full vacant possession.

VIEWING

The site is secure and viewing is strictly by appointment with the selling agents Richard Watkinson & Partners.



West View Farm
Collingham Road
Besthorpe
Newark
NG23 7HP



OS MasterMap 1250/2500/10000
scale
Wednesday, October 28, 2026 15:
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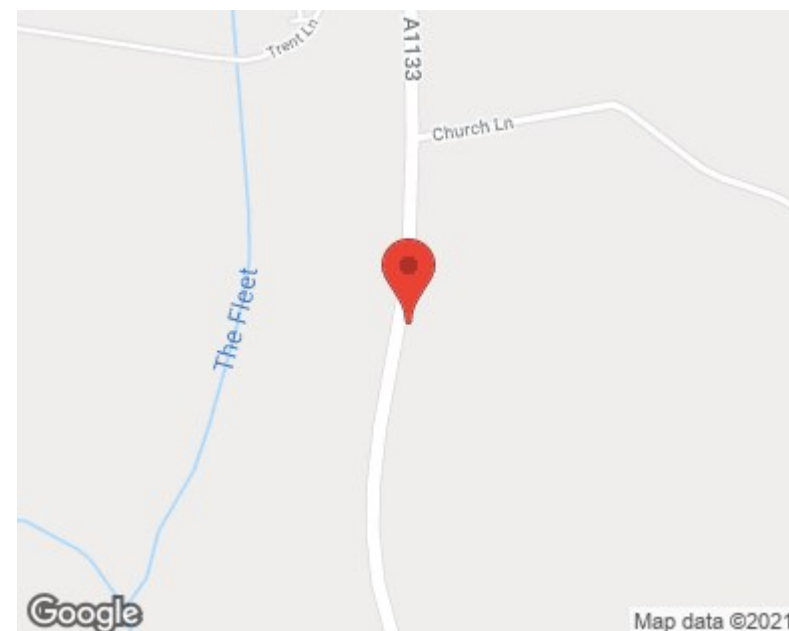
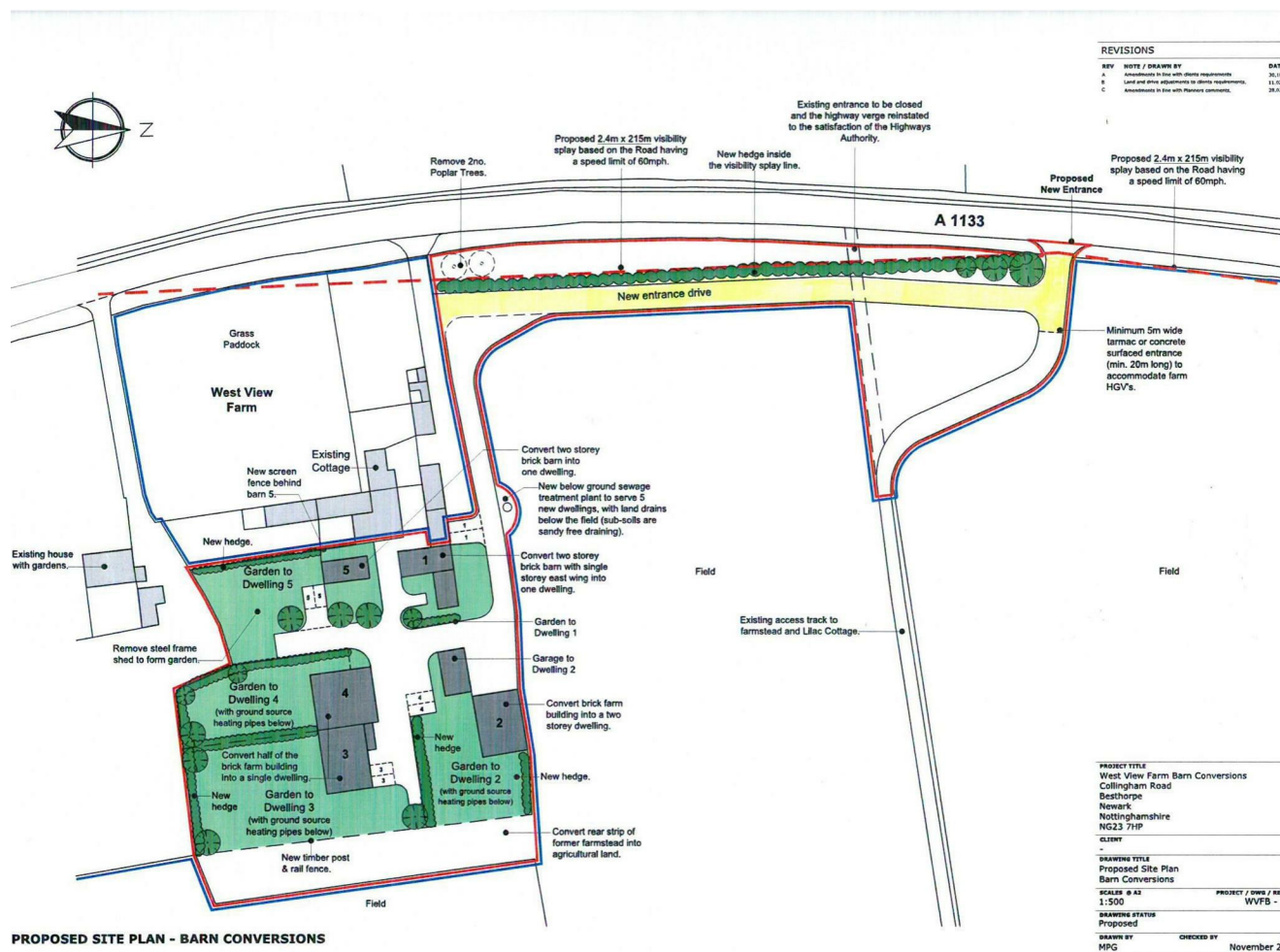
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maps@johnnewright.com
tel: 0115 950 6633



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

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 01636 611811



RICS



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Registered in England. Ltd Registration number: 07140024

35 Kirkgate,
Newark NG24 1AD
Tel: 01636 611811
Email: newark@richardwatkinson.co.uk

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