



**Farm Buildings, For Residential Conversion**  
**Church Farm, Moorhouse, Newark, NG23 6LU**

**Plots from £100,000**  
Tel: 01636 611 811

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

- Serviced Site for Self Build
- Detached Modern Farm Buildings for Conversion
- Planning Conditions to be Discharged
- Plot Prices from £100,000 - £250,000
- A Pair of Traditional Barns
- Cleared Site and Asbestos Removed
- Service Roads and Mains Services

Traditional and modern farm buildings available as separate plots for self-build conversions. The site is offered with planning conditions discharged, partial demolition and removal of asbestos, provision of roads and services connections.

- Unit 1 - Former Grain Store, Three Bedrooms, 135.3 sq.m (1456 sq.ft) - £150,000
- Unit 2 - Former Grain Store, Two Bedrooms, 97.7 sq.m (1051 sq.ft) - £100,000
- Units 3 & 4 - 2 No. Four Bedroom Traditional Barn Conversions, 490 sq.m (5278 sq.ft) - £500,000
- Unit 5 - Modern Farm Building, Two Bedrooms, 99 sq.m (1065 sq.ft) - £125,000
- Unit 6 - Four Bedrooms, 273.7 sq.m (2946 sq.ft) - Sold subject to contract

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.

### 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.

### 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)

#### 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.

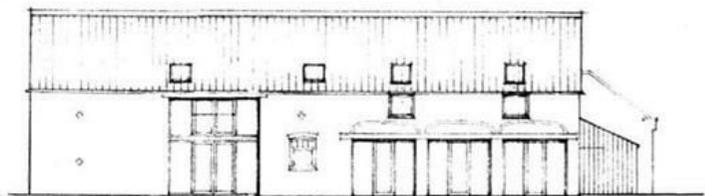
**POSSESSION**

Vacant possession will be given on completion.

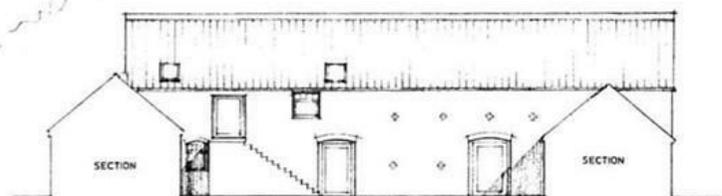
**VIEWING**

Strictly by appointment with the selling agents.

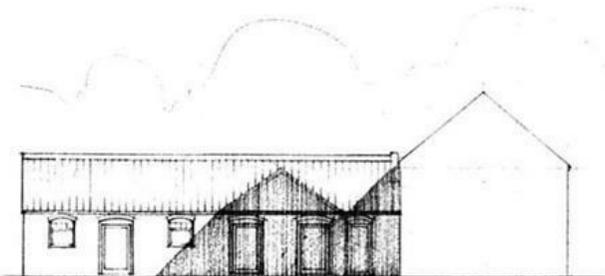




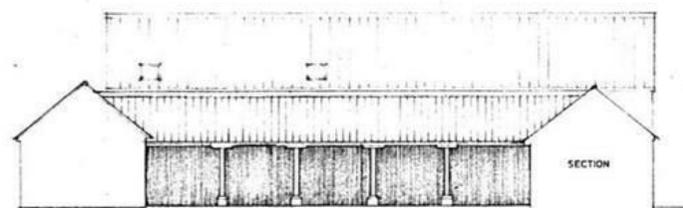
ELEVATION 1: NORTH EAST



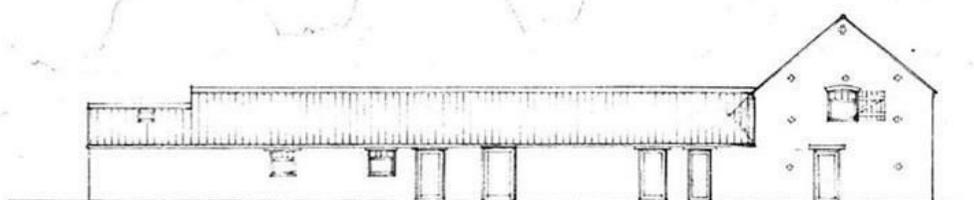
ELEVATION 2: SOUTH WEST



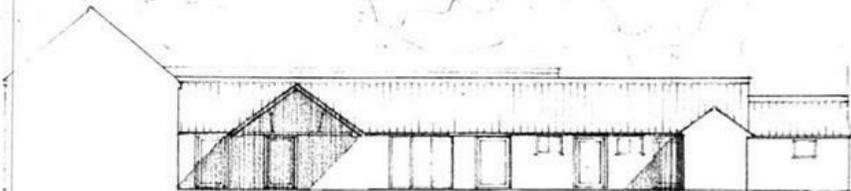
ELEVATION 3: SOUTH EAST



ELEVATION 4: SOUTH WEST

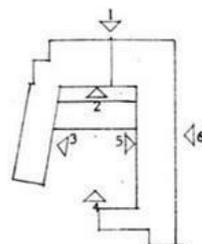


ELEVATION 6: SOUTH EAST



ELEVATION 5: NORTH WEST

# CONVERSION OF BARNS AT CHURCH FARM, MOORHOUSE



ELEVATION IDENTIFIER  
Not to scale

**ROSAMUND NICHOLSON** B Arch (HONS.)

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

Telephone: 01636 822770  
Email: ros@rosamundnicholson.co.uk

PROJECT CONVERSION OF BARNS AT  
CHURCH FARM, MOORHOUSE

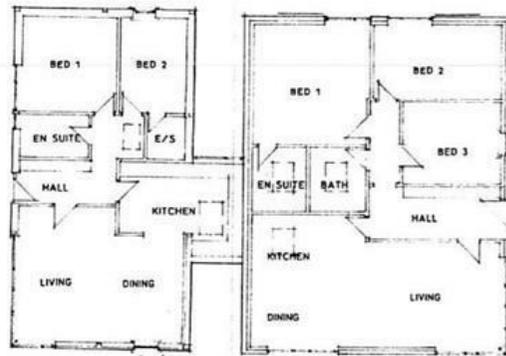
CLIENT KEVIN SAXELBY

DRAWING UNITS 4 & 3: ELEVATIONS

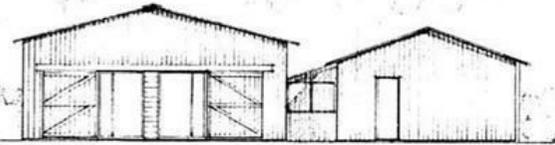
SCALE 1:100 DATE JAN 2024 DRAWING No. 1897.A.4c

UNIT 2

UNIT 1

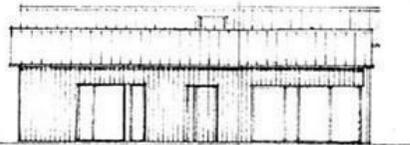


NOTE  
This plan is orientated  
differently to as shown  
on the Block Plan  
(180 degrees rotated)

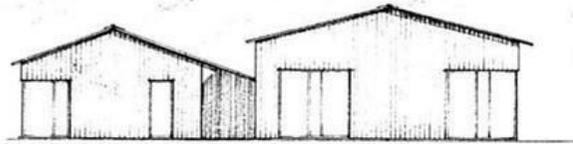


SOUTH WEST ELEVATION

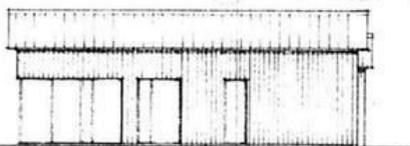
PLAN



SOUTH EAST ELEVATION



NORTH EAST ELEVATION



NORTH WEST 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

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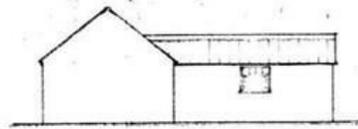
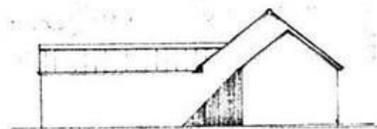
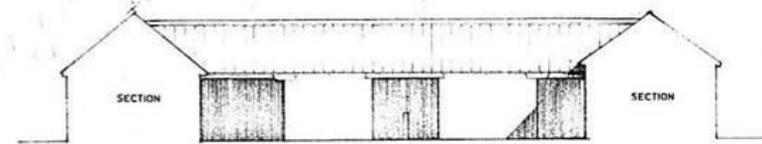
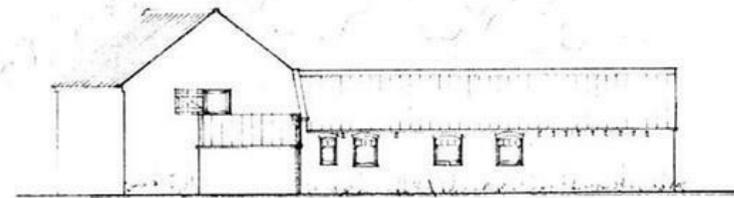
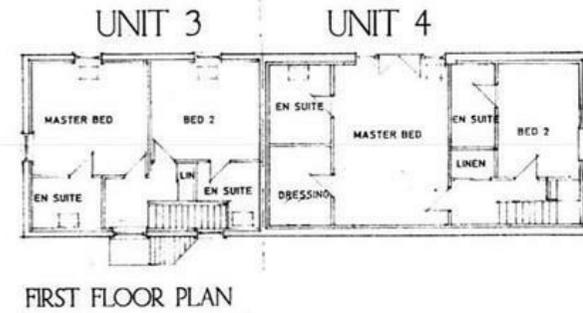
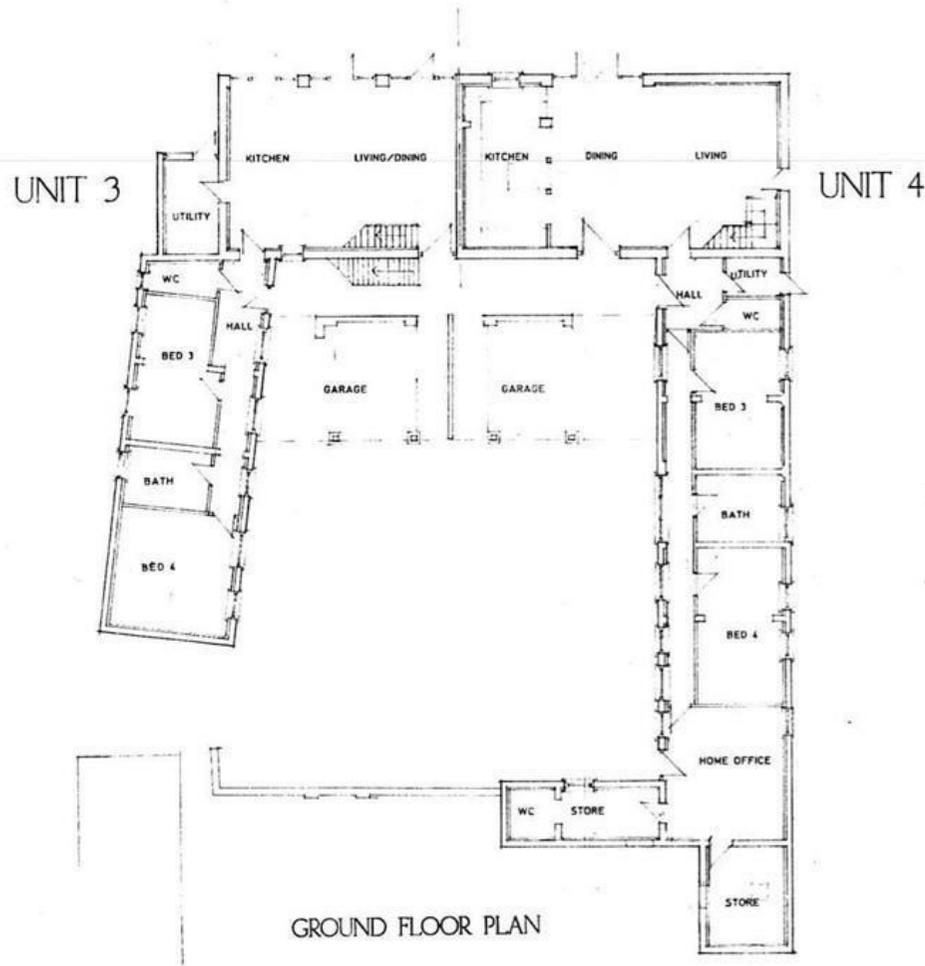
PROJECT CONVERSION OF BARNS AT  
CHURCH FARM, MOORHOUSE

CLIENT KEVIN SAXELBY

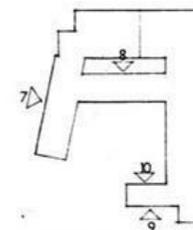
DRAWING UNITS 1 & 2: PROPOSALS

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

# CONVERSION OF BARNS AT CHURCH FARM, MOORHOUSE



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



Do not scale off the drawing  
**ROSAMUND NICHOLSON** B Arch (1988)  
KNAPENEY FARM  
OSSINGTON LANE  
OSSINGTON  
NEWARK ON TRENT  
NOTTINGHAMSHIRE  
NG23 6ND  
Telephone: 01636 822770  
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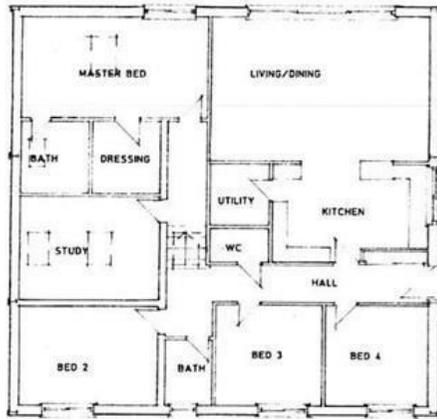
PROJECT CONVERSION OF BARNS AT  
CHURCH FARM, MOORHOUSE

CLIENT KEVIN SAXELBY

DRAWING UNITS 3 & 4: PLAN AND ELEVATIONS

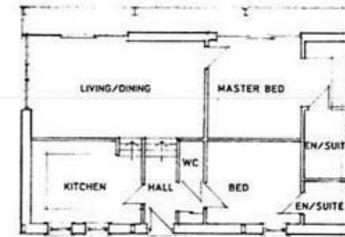
SCALE 1:100 DATE JAN 2024 DRAWING No. 1897.A.3b

# CONVERSION OF BARNES AT CHURCH FARM, MOORHOUSE

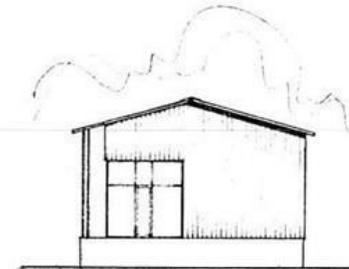


UNIT 6

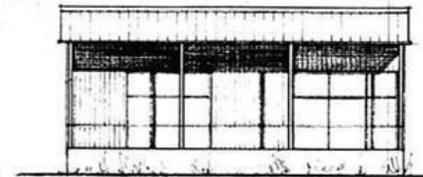
GROUND FLOOR PLAN



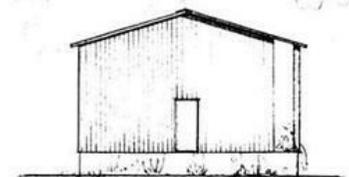
GROUND FLOOR PLAN



NORTH WEST ELEVATION

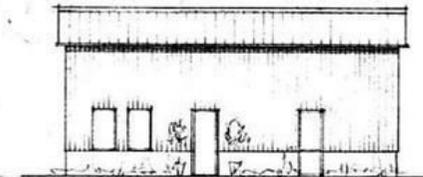


NORTH EAST ELEVATION

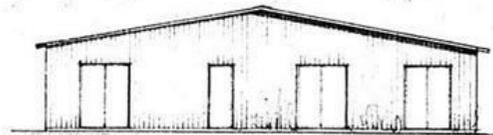


SOUTH EAST ELEVATION

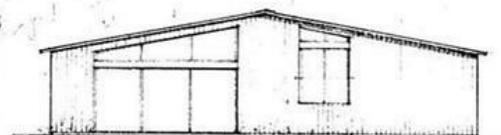
UNIT 5



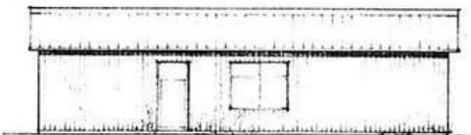
SOUTH WEST ELEVATION



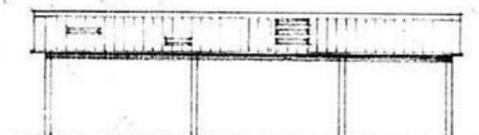
SOUTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH EAST ELEVATION



NORTH WEST ELEVATION

SCALE  
1:100 at A1

Do not scale off drawing

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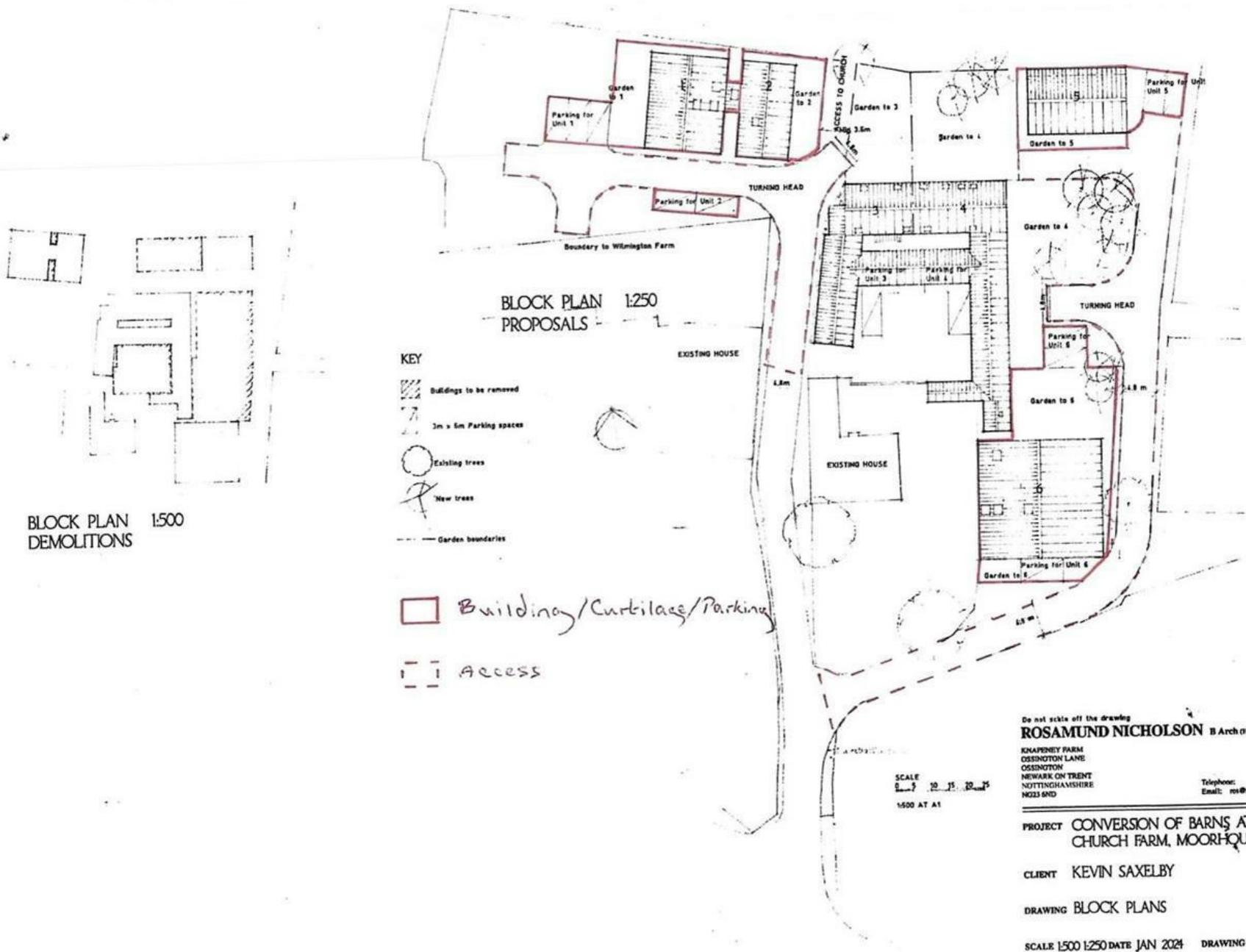
PROJECT CONVERSION OF BARNES AT  
CHURCH FARM, MOORHOUSE

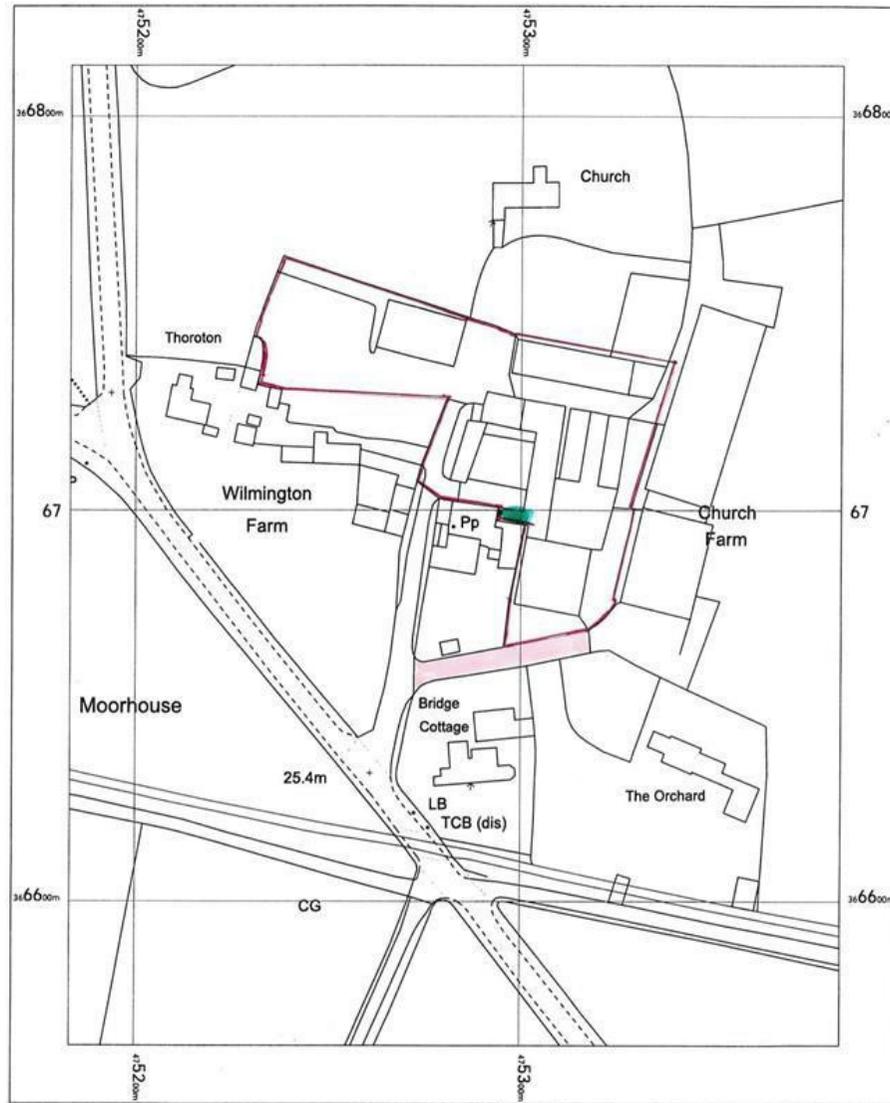
CLIENT KEVIN SAXELBY

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.johnewright.com

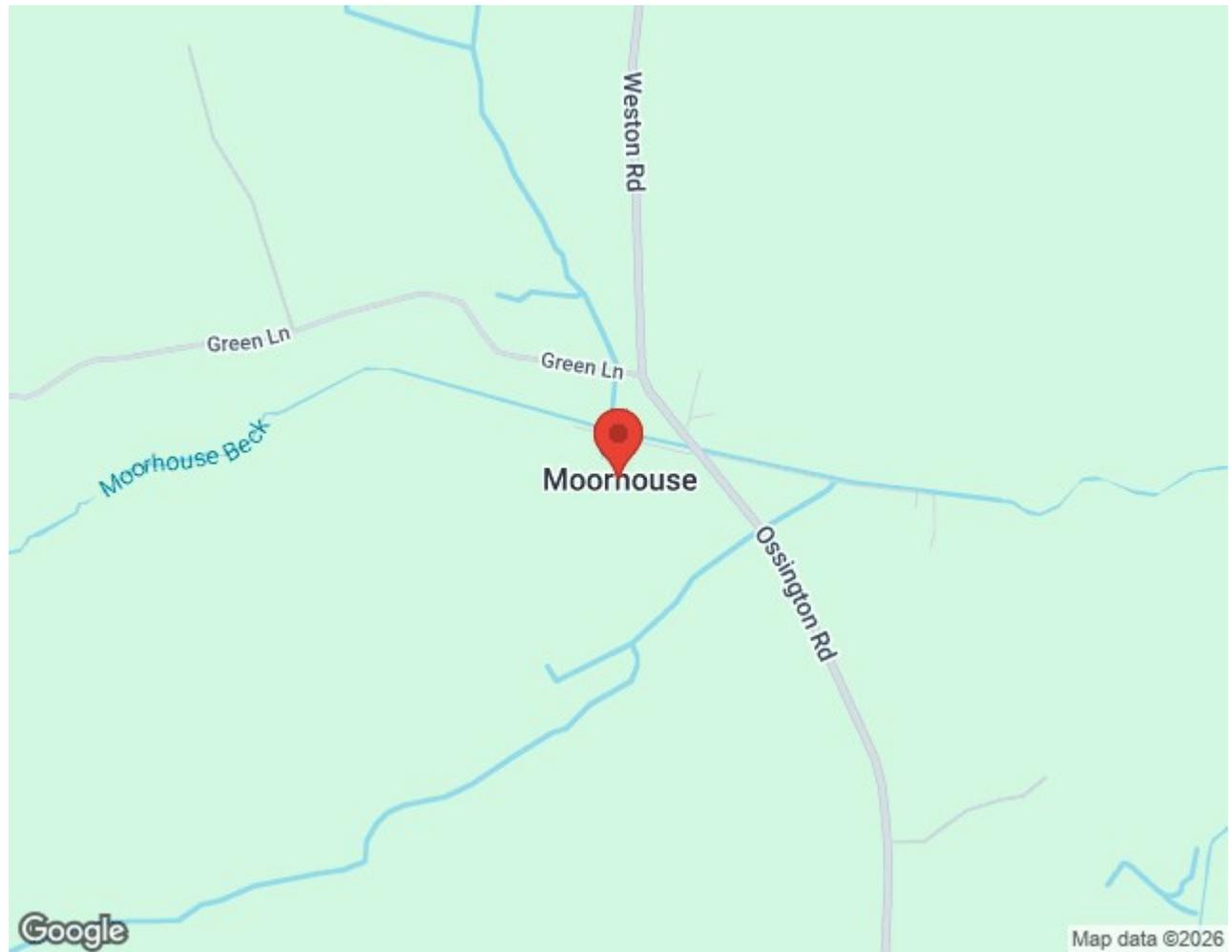
1:1250 scale print at A4, Centre: 475283 E, 366688 N

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**johnewright**

maps@johnewright.com  
 tel: 0115 950 6633



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Surveyors, Estate Agents, Valuers, Auctioneers