



**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.

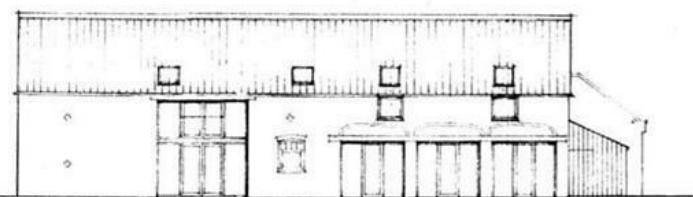
**VIEWING**

Strictly by appointment with the selling agents.

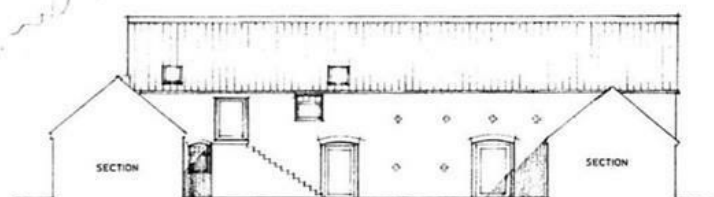




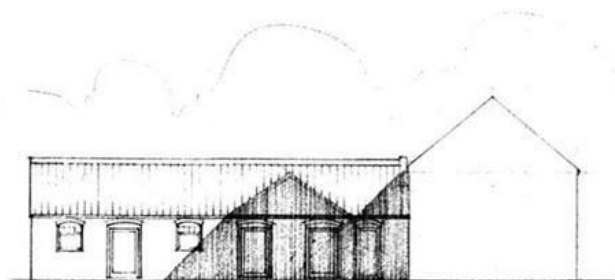




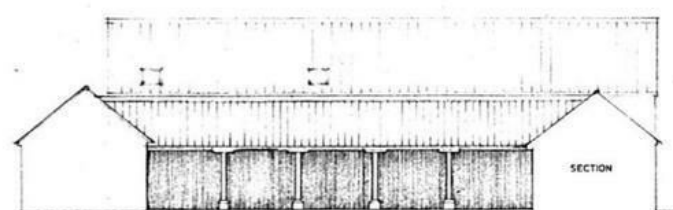
ELEVATION 1: NORTH EAST



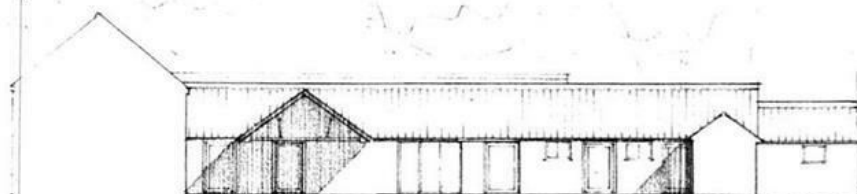
ELEVATION 2: SOUTH WEST



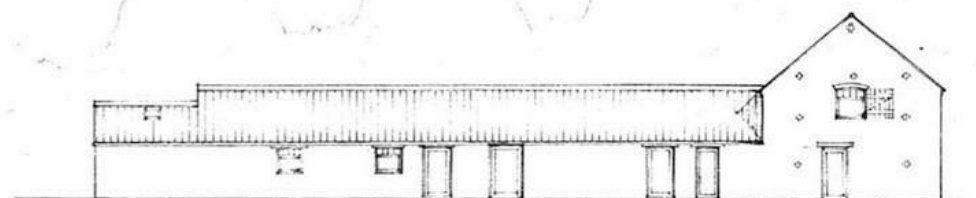
ELEVATION 3: SOUTH EAST



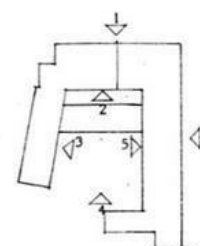
ELEVATION 4: SOUTH WEST



ELEVATION 5: NORTH WEST



ELEVATION 6: SOUTH EAST



ELEVATION IDENTIFIER  
Not to scale

# CONVERSION OF BARNS AT CHURCH FARM, MOORHOUSE

**ROSAMUND NICHOLSON** B Arch (HONS)

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

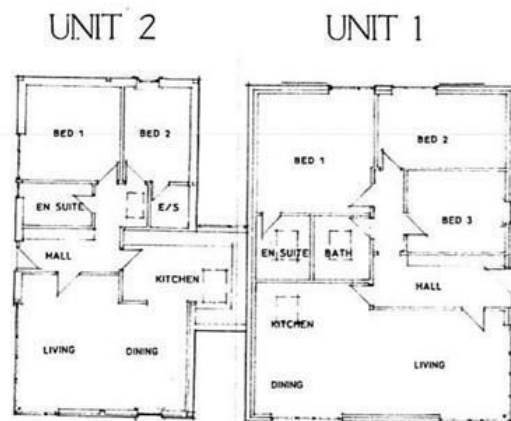
Telephone: 01636 822770  
Email: [ron@rosamundnicholson.co.uk](mailto:ron@rosamundnicholson.co.uk)

**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

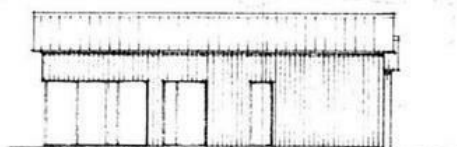


NOTE  
This plan is orientated  
differently to as shown  
on the Block Plan  
(180 degrees rotated)

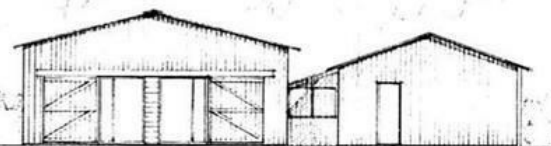
PLAN



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 @ A1

Do not scale off the drawing

**ROSAMUND NICHOLSON** BArch (RIBA)

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

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

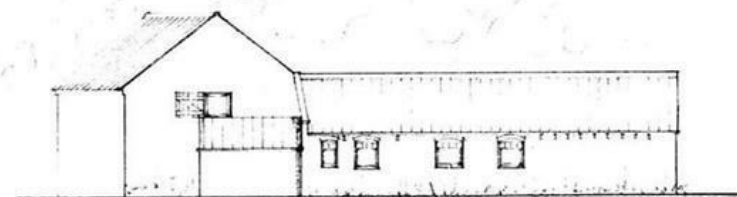
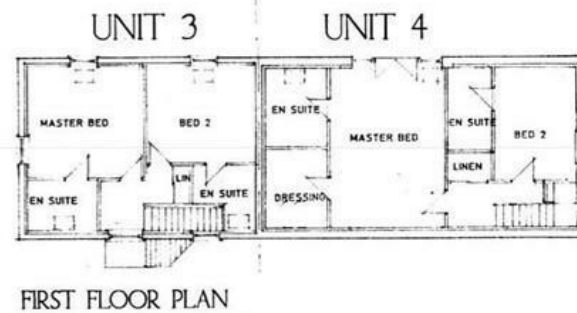
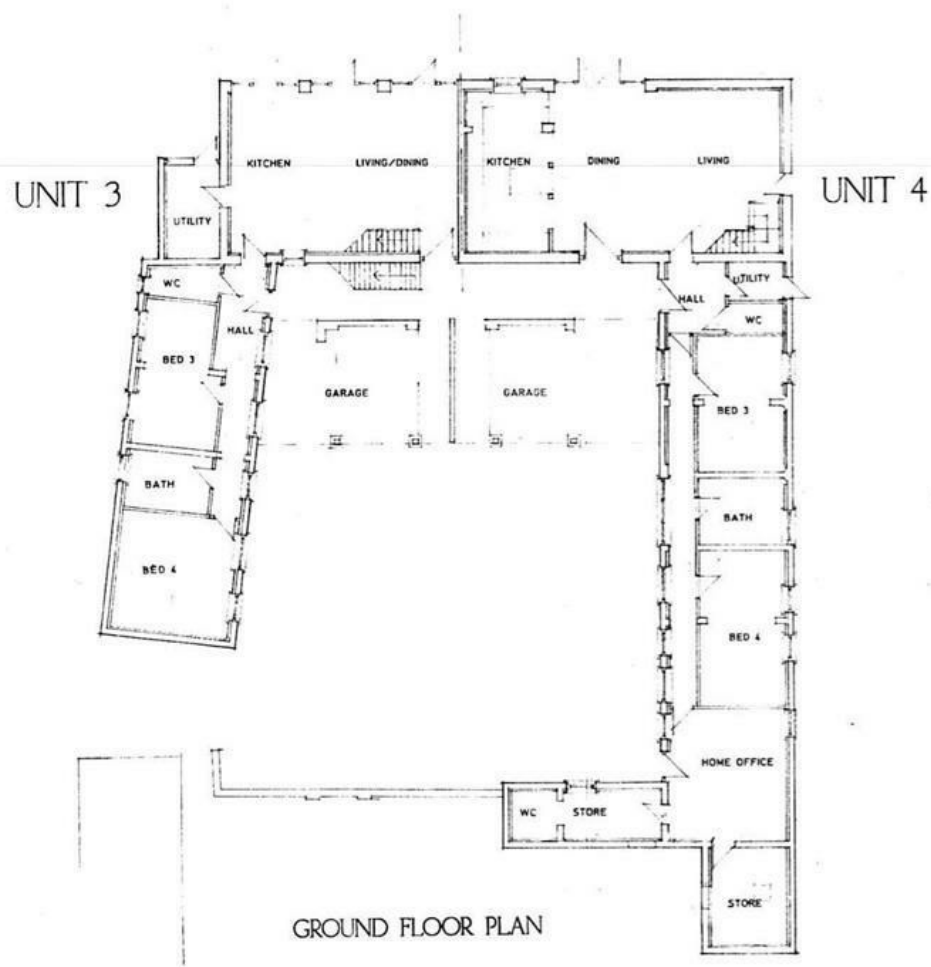
PROJECT CONVERSION OF BARNS AT  
CHURCH FARM, MOORHOUSE

CLIENT KEVIN SAXELBY

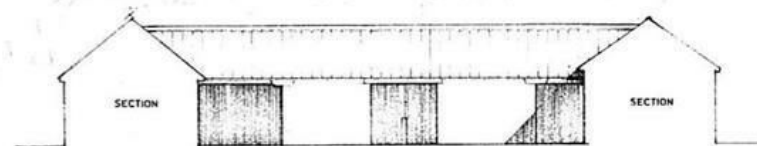
DRAWING UNITS 1 & 2: PROPOSALS

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

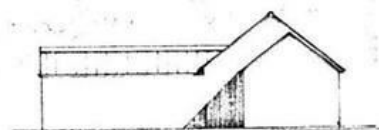
# CONVERSION OF BARNS AT CHURCH FARM, MOORHOUSE



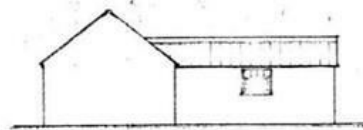
ELEVATION 7: NORTH WEST



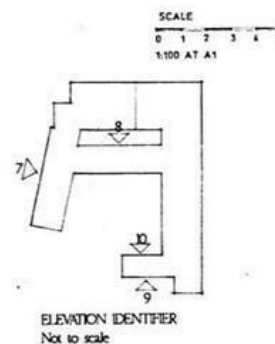
ELEVATION 8: NORTH EAST



ELEVATION 9: SOUTH WEST



ELEVATION 10: NORTH EAST



Do not scale off the drawing  
**ROSAMUND NICHOLSON** B Arch (01005)

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

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

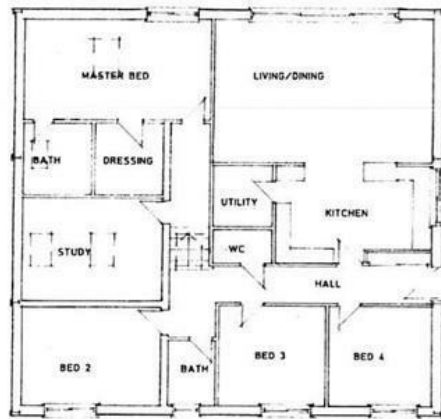
PROJECT CONVERSION OF BARNS AT  
CHURCH FARM, MOORHOUSE

CLIENT KEVIN SAXELBY

DRAWING UNITS 3 & 4: PLAN AND ELEVATIONS

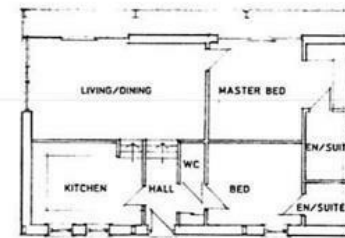
SCALE 1:100 DATE JAN 2024 DRAWING No. 1897.A.3b

# CONVERSION OF BARNES AT CHURCH FARM, MOORHOUSE

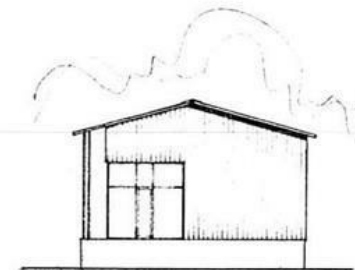


GROUND FLOOR PLAN

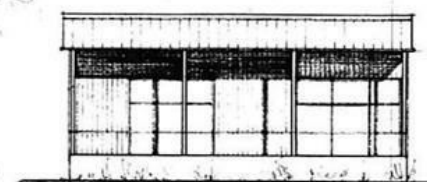
UNIT 6



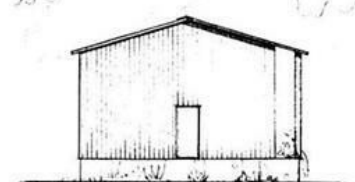
GROUND FLOOR PLAN



NORTH WEST ELEVATION

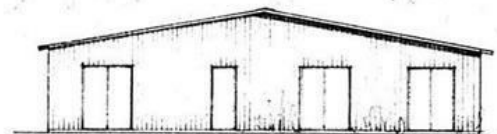


NORTH EAST ELEVATION

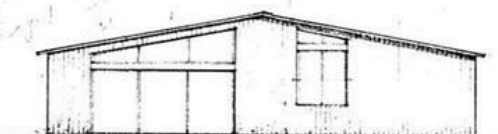


SOUTH EAST ELEVATION

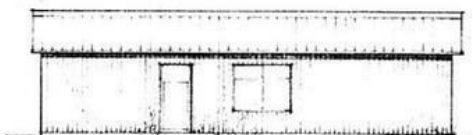
UNIT 5



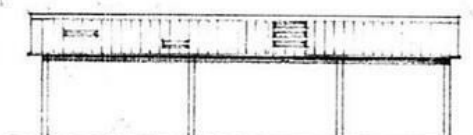
SOUTH WEST ELEVATION



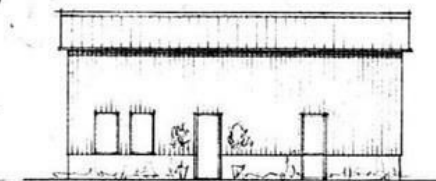
NORTH EAST ELEVATION



SOUTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION

SCALE  
1:100 at A1

Do not scale off drawing

**ROSAMUND NICHOLSON** B Arch (RIBA)

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

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

PROJECT CONVERSION OF BARNES AT  
CHURCH FARM, MOORHOUSE

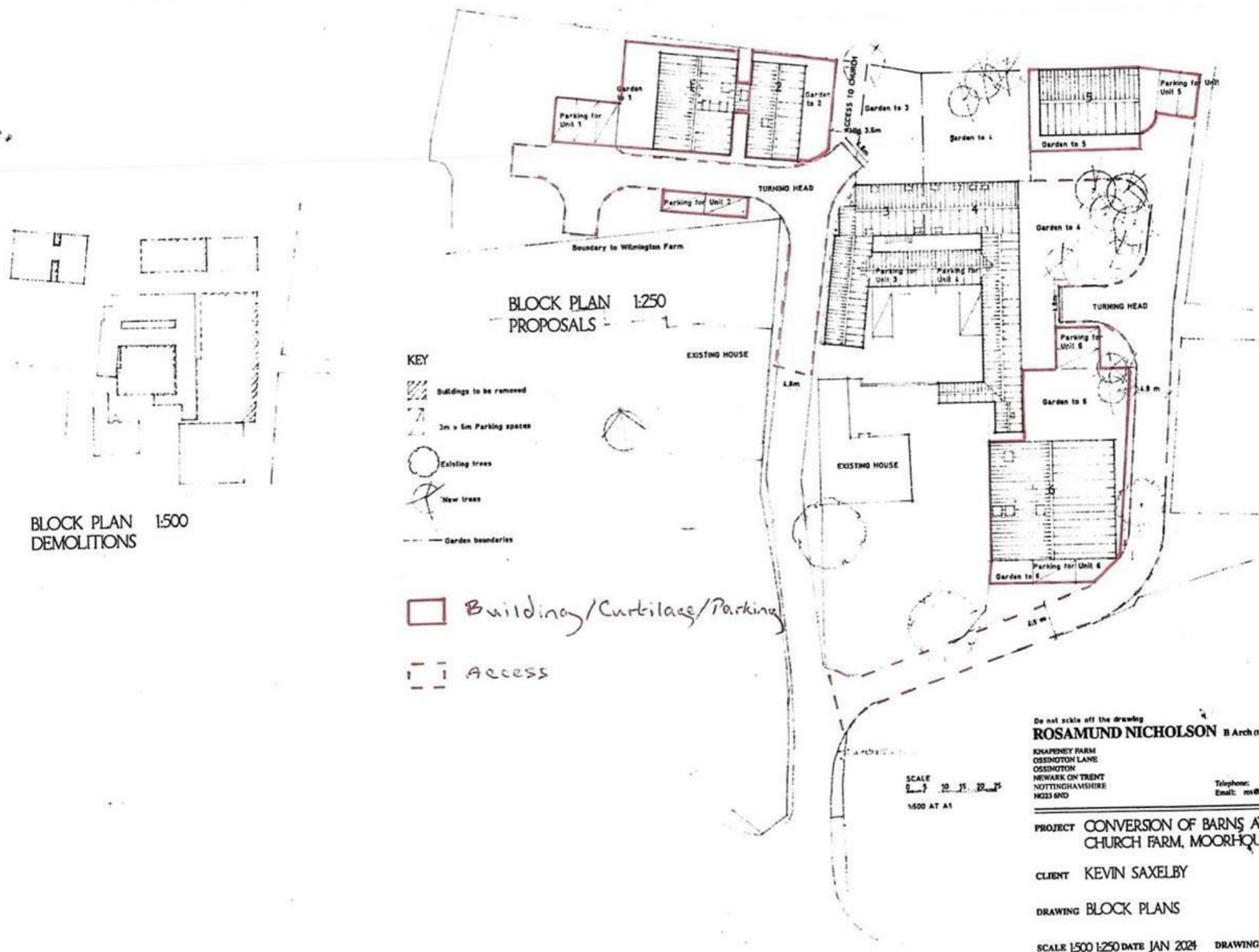
CLIENT KEVIN SAXELBY

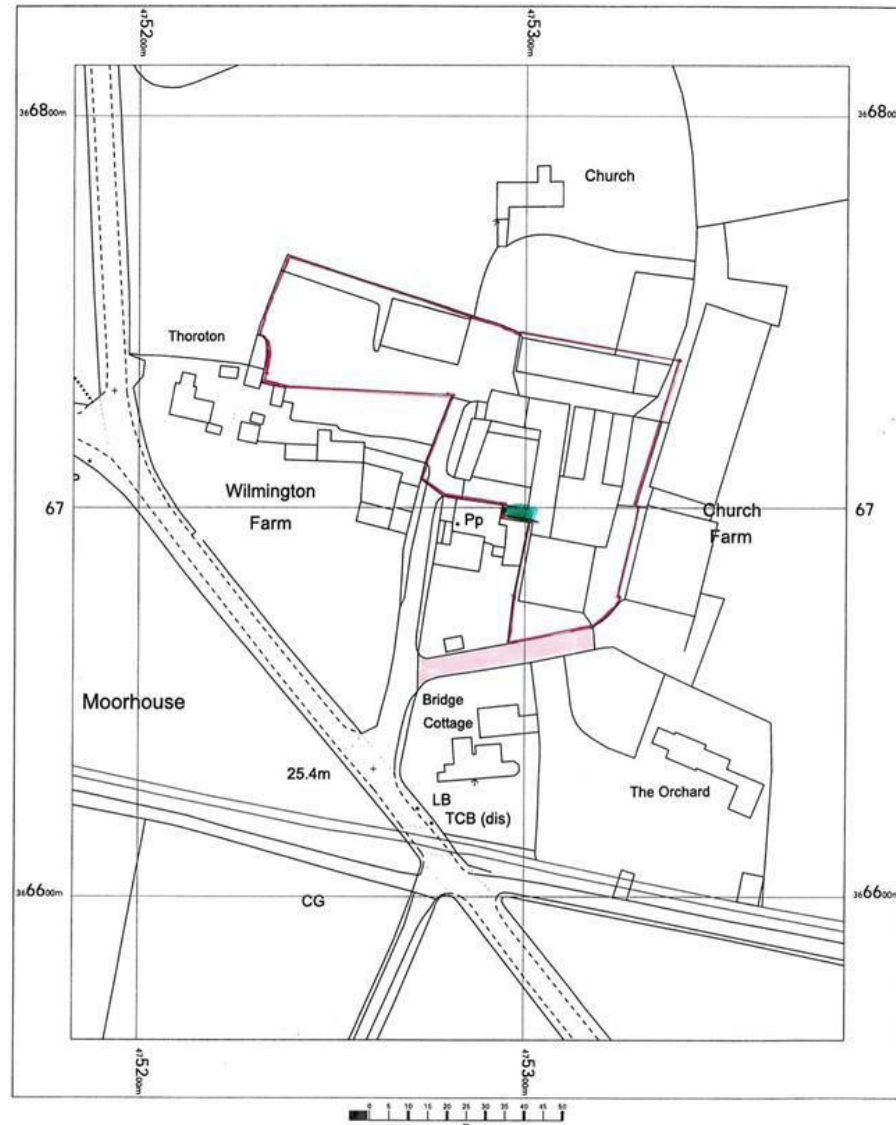
DRAWING UNITS 5 & 6: PROPOSALS

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.johnnewright.com

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

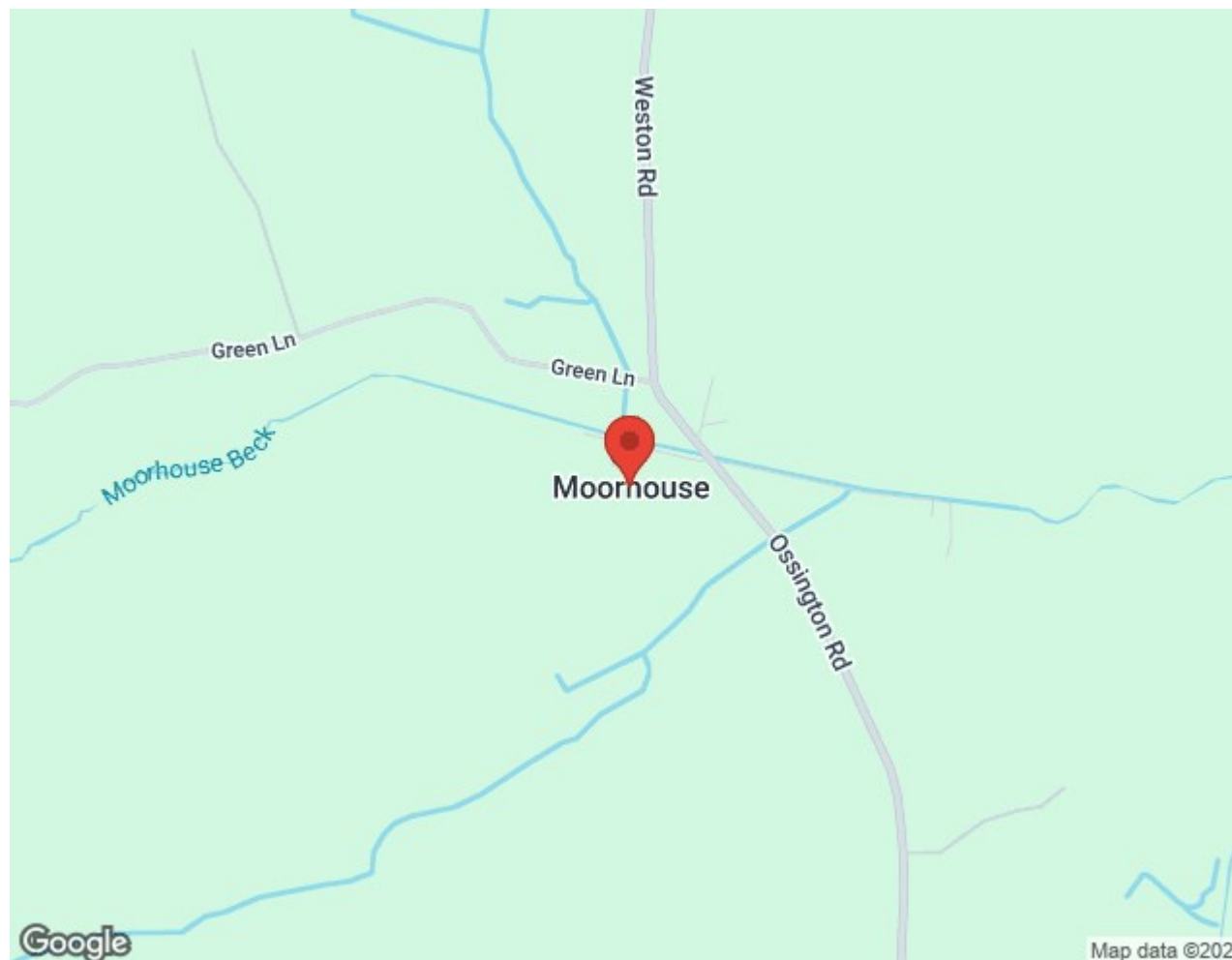
©Crown Copyright Ordnance Survey. Licence no.  
AC0000805567



johnnewright

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 611 811



**RICS**



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,  
Newark NG24 1AT  
Tel: 01636 611 811  
Email: [newark@richardwatkinson.co.uk](mailto:newark@richardwatkinson.co.uk)



Surveyors, Estate Agents, Valuers, Auctioneers