



## NEW MANOR BARN

CHURCH LANE HOCKERTON NOTTINGHAMSHIRE NG25 0FW

Land & Estate Agents  
Property Consultants



The Country Property Specialists  
[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)



## NEW MANOR BARN

New Manor Barn is a stunning new build property reflecting the design of a period threshing barn combining traditional architecture with a 21st Century internal specification of a high standard, being one of two fine and substantial detached houses standing in large garden plots on the southern edge of the village, with a relatively open aspect across agricultural land.

New Acres Developments has extensive experience in development schemes in prime village locations having completed comparable schemes in Maplebeck and Hoveringham.

Manor Farm Hockerton is a small development of two large detached houses and three period barn conversions, the latter being scheduled for completion by late spring- early summer 2017.

## HOCKERTON

Hockerton is a small village set in unspoilt countryside some two miles or so to the north of Southwell, accessible to the main regional centres of Nottingham and Newark on Trent.

The thriving Minster town of Southwell offers a wider range of retail amenities, professional services and sports centre, and Southwell schooling is of a renowned standard across the age ranges.

The larger market town of Newark on Trent, offers a more extensive range of retail amenities, professional services, restaurants and leisure facilities including a sport centre and marina.

From Newark there is direct access to the A1 national road network and a fast direct rail link into London Kings Cross in a scheduled journey time of 80/85 minutes.

In turn, the regional centres of Lincoln, Mansfield and Retford are accessible by road from the village.

## SERVICES

Mains water and electricity are connected.

Grant oil fired central heating with zoned underfloor heating on ground floor level and conventional central heating radiators with thermostatic radiator valves on first floor level.

Foul drainage by means of a private newly installed treatment plant.

*Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.*

## LOCAL AUTHORITY

*Council Tax Banding to be Assessed.*

Newark & Sherwood District Council

Kelham Hall Newark Nottinghamshire NG23 5QX



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## GROUND FLOOR

### Entrance Hall

**Sitting Room** 7.30m x 5.50m (24'0" x 18'0")

**Study** 3.45m x 3.10m (11'3" x 10'3")

**Kitchen** 5.50m x 5.20m (18'0" x 17'0")

**Utility Room** 3.80m x 1.90m (12'6" x 6'3")

## FIRST FLOOR

**Galleried Landing** 4.50m x 3.00m (14'9" x 9'9")

**Bedroom One** 5.50m x 3.30m (18'0" x 10'9")

En Suite Shower 2.20m x 2.10m (7'3" x 6'9")

**Bedroom Two** 4.40m x 3.85m (14'6" x 12'6")

**Bedroom Three** 3.90m x 3.80m (12'9" x 12'6")

**Bedroom Four** 5.50m x 3.25m (18'0" x 10'9")  
*including the en suite shower room*

**Bathroom** 2.90m x 2.80m (9'6" x 9'3")



## GARDENS AND GARAGING

**Garage (Open Front)**  
5.50m x 3.70m (18'0" x 12'0")

**Garage (With Doors)**  
5.50m x 3.25m (18'0" x 10'9")

**Detached Cartshed Annex**  
9.40m x 4.00m (30'9" x 13'0")

## GARDENS AND GARAGING

The new Manor Barn stands in a large level garden enclosed by traditional post and rail fencing with a gravelled drive entrance from Church Lane widening into a useful vehicle forecourt/parking area and giving access to the double garaging.

A detached cart shed building offers scope for further garaging or the creation of a small annex, gymnasium or office from home.

Church Lane is an adopted highway with the responsibility for maintenance resting with Nottinghamshire County Council Highways.

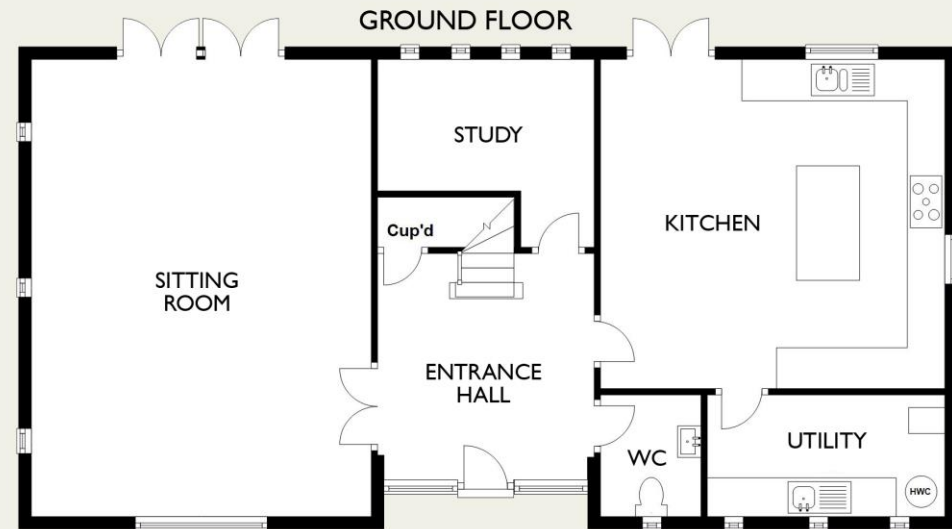


### VIEWING ARRANGEMENTS

IF YOU ARE INTERESTED IN NEW MANOR BARN AND WOULD LIKE TO ARRANGE A VIEWING, PLEASE CONTACT US ON 01636 815544

[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)

## FLOORPLANS FLOOR PLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE

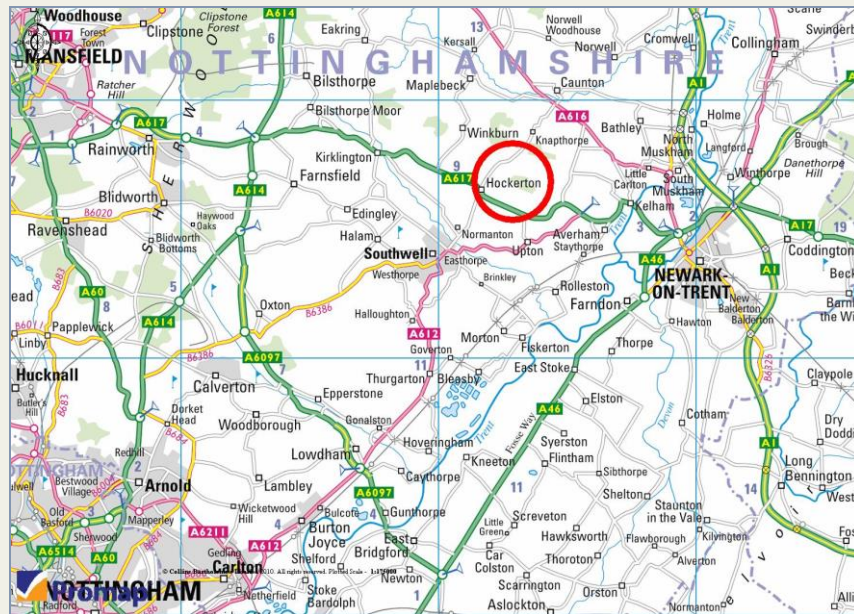


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# MAPS & ENERGY PERFORMANCE RATINGS

## REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



## ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at  
<https://www.epcregister.com/searchReport.html?RRN=9488-9923-7349-4386-5920>

## LOCATION PLAN

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O.S. Business Copyright Licence Number: ESI00003874

## Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it will be available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.



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