

RESIDENTIAL DEVELOPMENT SITE
LODGE FARM, BRADMORE ROAD, WYSALL,
NOTTINGHAMSHIRE, NG12 5QR

FOR SALE



INTRODUCTION

Mather Jamie are delighted to bring to the market a development site situated on the outskirts of the sought-after village of Wysall.

The site offers an excellent opportunity to build a desirable scheme in one of the most sought-after villages in Nottinghamshire.

An extraordinary development opportunity which benefits from Prior Approval for a proposed change of use of 3 no. existing agricultural buildings to 8 no. dwellinghouses (C3) and creation of domestic curtilages.

The site extends in all to **1.73 acres (0.7 ha)** or thereabouts.

The site is being offered for sale as a whole; however, the Vendor would accept lotting upon request. All offers must be submitted in accordance with the tender pro-forma, which is available upon request.

Further information is available via the sole selling agent, Mather Jamie.

Sole Agents



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View looking South-West



LODGE FARM

BRADMORE ROAD

WYSALL

NOTTINGHAMSHIRE

NG12 5QR

A truly unique residential development opportunity situated on the outskirts of the attractive village of Wysall, benefitting from Prior Approved for a proposed change of use of 3 no. existing agricultural buildings to 8 no. dwellinghouses (C3) and creation of domestic curtilages.

The site extends in all to 1.73 acres (0.7 ha) or thereabouts and is being offered for sale as a whole; however, the Vendor would accept lotting upon request. The site also contains two agricultural barns that don't form part of the planning permission.

LOCATION

Wysall is a charming and sought-after village nestled in the Nottinghamshire countryside, offering a peaceful rural setting while maintaining excellent connectivity to nearby towns and cities. The village is conveniently located with easy access to Nottingham, Loughborough, and the A46, making it ideal for commuters and families alike.

The village benefits from a range of local amenities, including a Village Hall, a popular local pub, and a historic church, all contributing to its close-knit community feel. Nearby Keyworth provides further amenities, including supermarkets, healthcare services, restaurants, and leisure facilities.

Educational opportunities in the area are strong, with local state schools rated highly by Ofsted (East Leake Academy). Private education is also accessible, with Loughborough Schools Foundation (approx. 8.9 miles), Ratcliffe College (approx. 10.5 miles) and Nottingham High School (approx. 11 miles).

Transport links are excellent, with the A60 and A46 providing access to Leicester and Nottingham. The M1 motorway and East Midlands Airport are also within reach.

THE DEVELOPMENT

The site offers an excellent opportunity to build a desirable scheme in a sought-after Nottinghamshire village.

The site extends to 1.73 acres (0.7 ha) in total. The site is located to the west of Bradmore Road and accessed via a farm track. The Site is contained on its north, east, west and southern boundaries by arable land which is to be retained by the Vendor.

The site is currently a farmyard that comprises of approximately five agricultural barns. Three of the five barns benefit from planning permission, whilst two barns do not currently benefit from any planning permission.

PLANNING PERMISSION

The site benefits from two separate planning permissions.

On the 14th June 2024, the site was granted Prior Approval under Class Q for the proposed change of use of 2 no. existing agricultural buildings (Barns B+C) to 4 no. dwellinghouses (C3) and creation of domestic curtilages (Ref: 23/02327/PAQ).

A subsequent Notification for Prior Approval (Ref: 24/01542/PAQ) was approved on the 18th December 2024 for a proposed change of use of 3no. Existing agricultural buildings to 8 no. dwellinghouses (C3) and creation of domestic curtilages.

UTILITIES

There is a water pipe that is installed up to the property boundary which should be capable of serving the development.

ACCOMMODATION SCHEDULE

Floor areas of the dwellings shown on the approved plans total **9793. sq. ft.** of floorspace (approx. on GIA basis) as are as detailed on the approved layout. The following schedule shows the accommodation provided by the planning permission:

Barn (B/C/D)	Bedrooms	Dwellings	Storeys	Sq. ft (GIA)
B	2 bedrooms	Unit 1	1	979.5
B	2 bedrooms	Unit 2	1	979.5
C	2 bedrooms	Unit 3	1	1,130
C	2 bedrooms	Unit 4	1	1,108
D	3 bedrooms	Unit 5	1	1,399
D	3 bedrooms	Unit 6	1	1,399
D	3 bedrooms	Unit 7	1	1,399
D	3 bedrooms	Unit 8	1	1,399

The unit schedule above has been taken from the site schedule shown on the approved planning drawings. Sizes are given without liability and interested parties to satisfy themselves with reference to the approved drawings.

A full suite of documents which were submitted as part of the planning application, along with the approved drawings are available to downloaded from the data room.

SECTION 106 & AFFORDABLE HOUSING

The site does not require any Section 106 contributions to be made nor any of the dwellings on site required to be built as Affordable Housing units.

PROFESSIONAL REPORTS

The Vendor commissioned a number of structural reports in support of the planning application. A copy of all reports are available to view within the data room, however in summary these include (but are not limited to):

- Structural survey report – Morgan Structural Consultants
- Highways Technical Note – ADC Infrastructure

SITE ACCESS

The site has the benefit of access directly from Bradmore Road as part of the Prior Approval Planning in accordance with drawing ADC1491-DR-001 P5, details of which are available via the data room.

The Vendor will retain the farm track in order to access the retained land. Please note that agricultural vehicles will not pass through the retained track (only maintenance for the telecom tower and solar, if granted permission).

The Purchaser will benefit from the necessary rights of access and rights to lay services over the existing access track to facilitate development. The Purchaser will be obligated to widen the site access with Bradmore Road in accordance with the drawing ADC1491-DR-001 P5 and Condition 4 of the Decision Notice. The Purchaser will be required to contribute to the maintenance and upkeep of the access track.

SOLAR APPLICATION & TELECOMMUNICATIONS TOWER

The land edged blue is subject to a planning application (Ref: 24/00161/FUL) for the construction of ground-mounted Solar PV with a co-located battery energy storage system. This application was refused on the 19th June 2024. The site, however, is at appeal and is pending determination.

There is a telephone mast which is leased to “On Tower UK Ltd”. For the avoidance of doubt, the telephone mast is not included within the sale.

VAT

The Vendor reserve the right to charge VAT at the appropriate rate if advised that a sale of all or part is a chargeable event.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

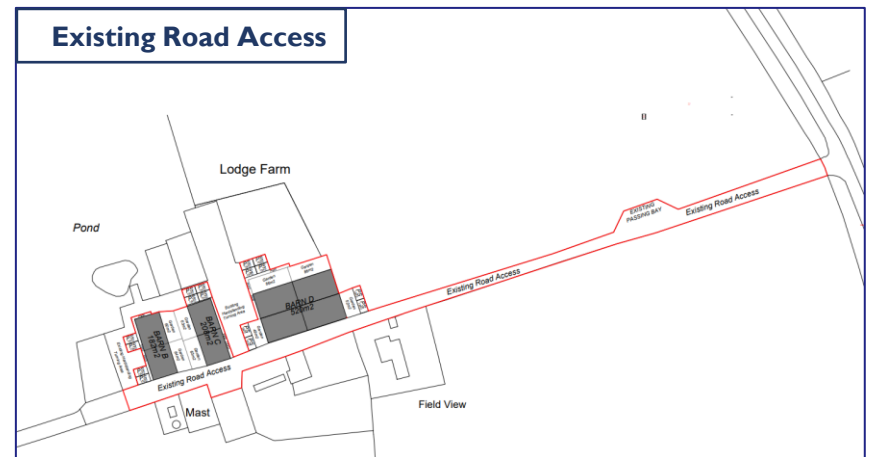
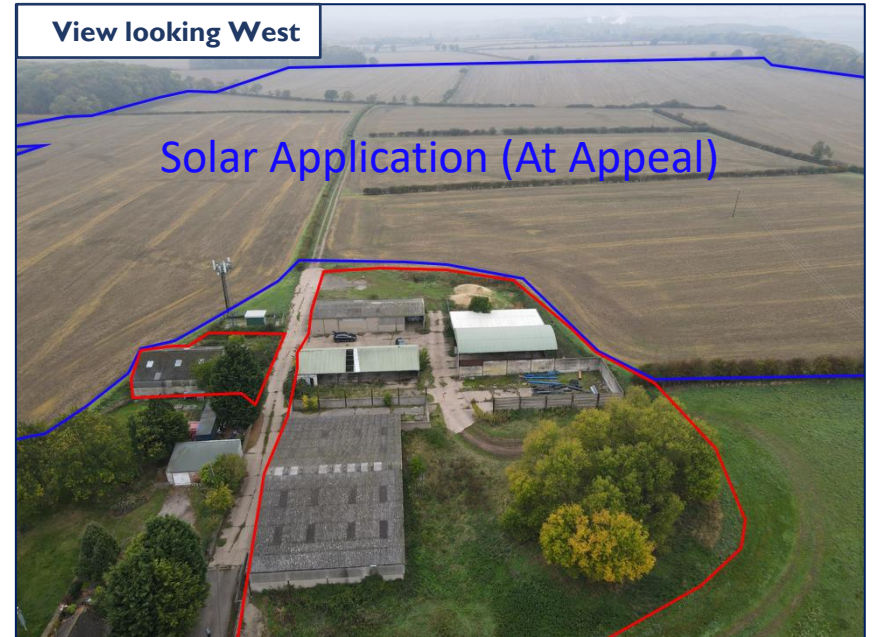
The site will be sold subject to, and with the benefit of all existing wayleaves, easements, covenants and rights of way associated with the property, whether detailed in this brochure or not.

AUTHORITIES

Water:	www.stwater.co.uk
Gas:	www.cadentgas.com
Electricity:	www.nationalgrid.co.uk
Local:	www.rushcliffe.gov.uk
Highways:	www.nottinghamshire.gov.uk

PLANS, AREAS, PHOTOGRAPHS AND SCHEDULES

The plans are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statements shall not annul the sale nor entitle either party to compensation.



Barn Breakdown



Approved Layout



Class Q Calculations:

Total area of proposed barn conversions (BARN B + BARN C + BARN D):

910m2

**Total area of proposed
Curtilage (FOR BARN B + BARN C
+ BARN D):**

865m2

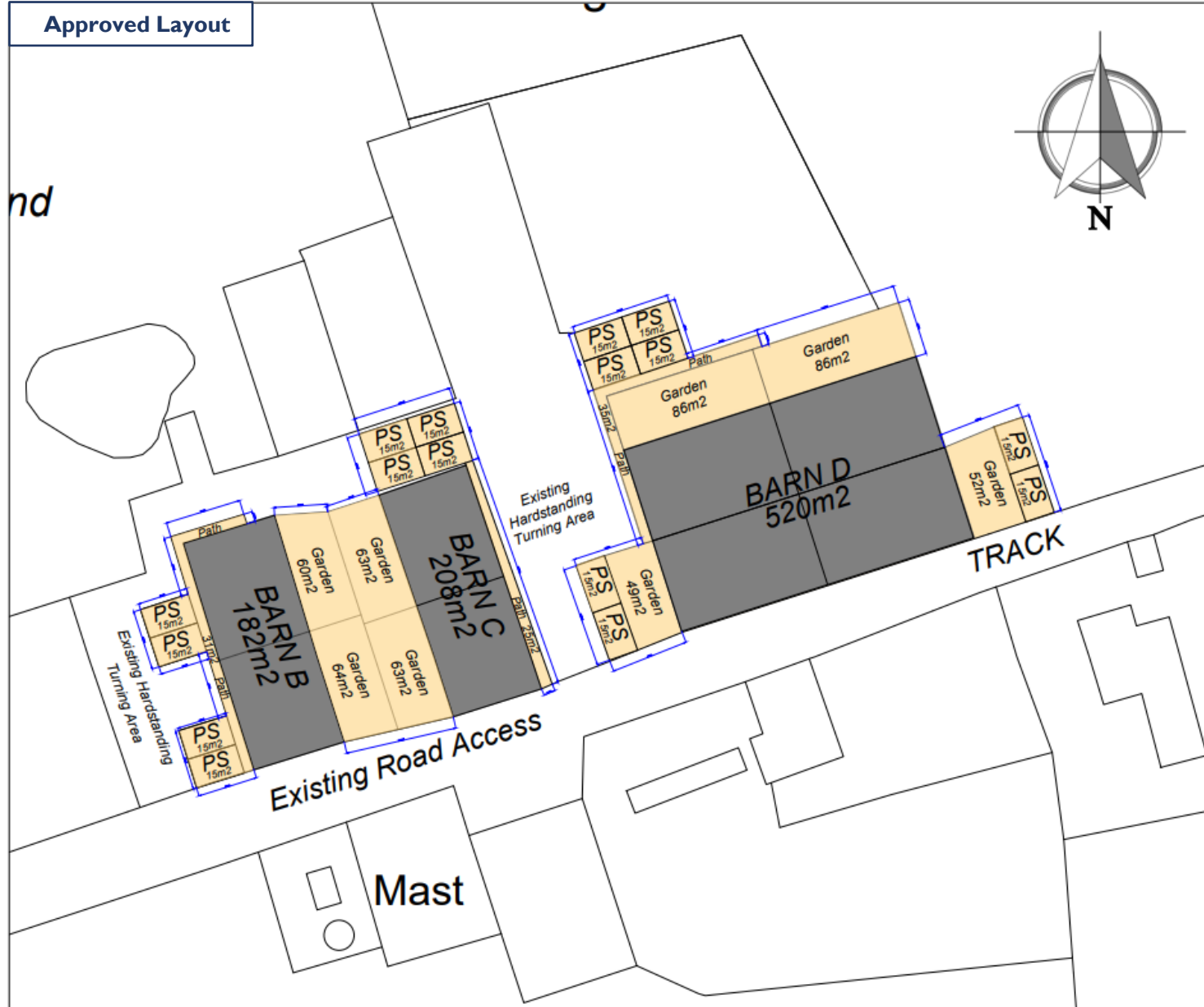
Total area of proposed barn conversions is larger than total proposed curtilage by:

45m²

Drawing Key:

Extent of proposed curtilage

Barn conversion Footprint



Proposed Block Plan (1:200)

All drawings are indicative only.
All dimensions to be checked on site
All drainage positions and inverts to be checked on site.
No work to commence until receipt of Water authority approval.
It is the responsibility of the property owner to comply with the party wall act where building near to a boundary.

Revision	Date	Description	Drawn By



Dulley Office
2 Broomfield Cottages, Marley, Dulley, SE7 8DN
Northampton
23 Palacegate, Northampton, NN1 2FE
Stafford
79 Milway Rd, Stafford ST17 9BP

Project
Lodge Farm, Bradmore Road, Wysall, Nottingham

Drawn by	Date	Proposal	Project
Will North	25/07/24	Conversions	2046LF 005 Rev A

Lodge Farm, Wysall

PRINT AT A1

Looking south west



DATA ROOM

A website dedicated to the sale can be found via the Link below: [Wysall-Data Room](#)

Please be aware that the data room requires users to log in and await authorisation which will be given as soon as possible following initial registration. **Please click ‘No Account? Register here’ and create an account to gain access.**

VIEWINGS

Viewings of the site **must** be arranged with Mather Jamie in advance. Neither the Vendor nor the Agents are responsible for the safety of those viewing the site, and any persons taking access do so entirely at their own risk.

METHOD OF SALE

The site is offered for sale as a whole by way of Private Treaty. Parties wishing to submit a bid must do so in accordance with the offer pro-forma which is made available to download in Word format from the data room listed above. Unconditional/conditional offers are welcome on the whole site, which includes all five barns.

OVERAGE

The Vendor invites bidders to indicate their tolerance to Overage as part of any offer made. The offer pro forma contains a section to allow bidders to explain their overage position. Overage is not a requirement of any bids made but can be offered to complement the headline price.

BOUNDARIES

The Agent will make reasonable endeavors to specify the ownership of boundaries, hedges, fences and ditches, but will not be bound to determine these. The Purchaser will have to satisfy themselves as to the ownership of any boundaries.

LAND REGISTRY

The site is registered freehold title absolute as part of the Land Registry title NT516883. A copy of the title plan and register are available within the data room.

TENURE

The site is offered for sale freehold with vacant possession to be made available upon completion.

IMPORTANT NOTICE

All statements contained in these particulars are provided in good faith and believed to be correct, but Mather Jamie for themselves and the Vendors/Lessors of this property for whom they act give notice that:-
These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Mather Jamie have no authority to make or enter into any such offer or contract. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Mather Jamie, for themselves or for the Vendors/Lessors. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and prospective Purchasers must satisfy themselves by whatever means necessary as to the correctness of any statements contained within these particulars.
The Vendors/Lessors do not make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property, nor do Mather Jamie or any person in their employment have any authority to make, give or imply any such representation or warranty.
This statement does not affect any potential liability under the Consumer Protection Regulations 2008. Particulars issued October 2025.

