

Mundys
est 1898
INC. ALASDAIR MORRISON

OLD RADLEY FARM, OXTON ROAD, SOUTHWELL, NG25 0RA



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£2,950,000

Mundys are delighted to present this **exceptional investment opportunity**, set within a picturesque rural location and extending to approximately **9.3 acres**.

The estate comprises:

- The **original detached farmhouse**, offering **6/7 spacious bedrooms**, period charm, and versatile accommodation.
- **Six beautifully converted barns/stables**, currently let with tenants in situ, providing a ready-made income stream and long-term rental security.
- **Approx 6.5 acres of grazing land** (currently used as grazing land).
- **One barn with Class Q planning consent** (Ref: 25/00832/CPRIOR), offering scope for further residential conversion.
- **Two generous storage barns** and **one stock barn**, ideal for agricultural use, equestrian facilities, or additional development potential (subject to consents).

This rare opportunity combines immediate **rental return** with **future development potential**, making it ideally suited to investors seeking both **income and growth**. The attractive setting and extensive grounds also create scope for lifestyle buyers wishing to establish a family estate, equestrian centre, or leisure-based enterprise.

For further information or to arrange a viewing, please contact our **Southwell office** on **01636 813 971**.



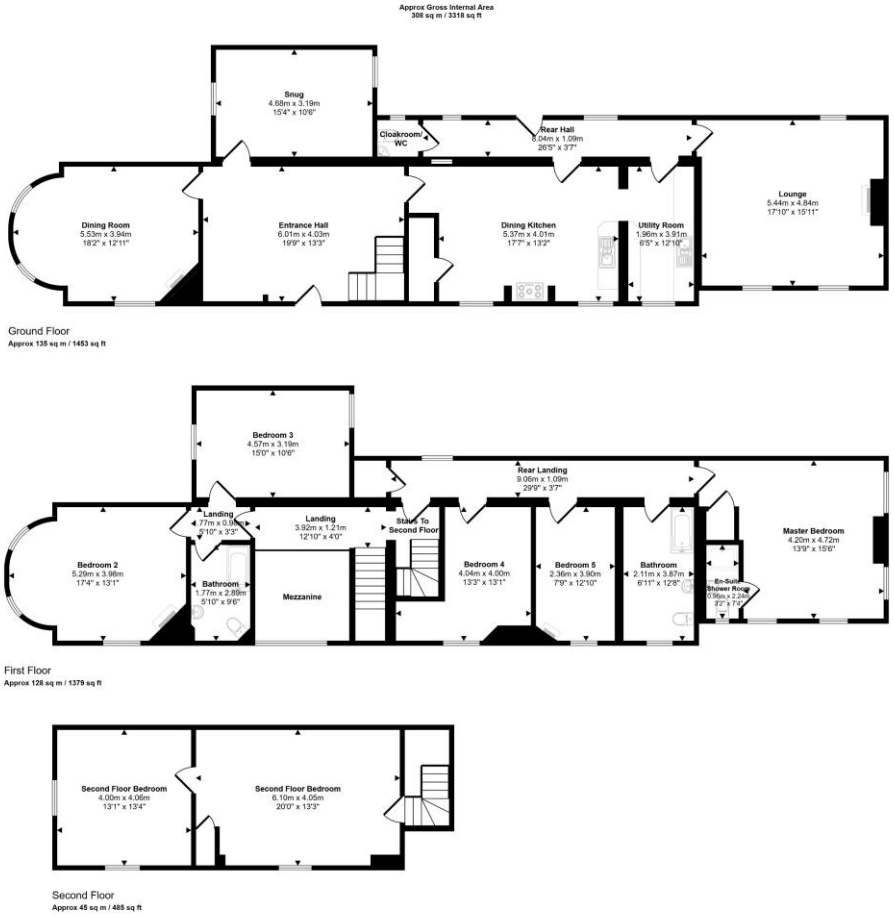




Visit us online at **www.amorrison-mundys.net**
Or call 01636 813971
22 King Street, Southwell, NG25 0EN

OLD RADLEY FARMHOUSE

A spacious three-storey family home offering well-planned accommodation throughout. The ground floor features an entrance hall, dining room, snug, open-plan dining kitchen, utility room, rear hall, cloakroom/WC, and a generous lounge. On the first floor, the landing leads to the master bedroom with en-suite, two further bedrooms, and a family bathroom. The second floor provides access to two additional bedrooms, ideal for children, guests, or home working.





OLD RADLEY FARMHOUSE
ACCOMMODATION

ENTRANCE HALL
19' 9" x 13' 3" (6.02m x 4.04m) With double glazed door, tiled flooring, stairs to the first floor accommodation and a cellar hatch.

DINING ROOM
18' 2" x 12' 11" (5.54m x 3.94m) With two double glazed windows to the side elevation, double glazed window to the front elevation, open brick fireplace, oak flooring, beamed ceiling, radiator and wall lights.

SNUG
15' 4" x 10' 6" (4.67m x 3.2m) With dual aspect double glazed window, radiator and wall lights.

DINING KITCHEN
17' 7" x 13' 2" (5.36m x 4.01m) With a range of base units with work surfaces over, inset sink, Belling range space, fridge freezer space, tiled floor, two double glazed windows to front elevation, two radiators and beamed ceiling.

UTILITY ROOM
6' 5" x 12' 10" (1.96m x 3.91m) With double glazed window to the front elevation, wall and base units, work surface with inset sink, tiled floor, radiator and door to the rear hall.

REAR HALL
26' 5" x 3' 7" (8.05m x 1.09m) With double glazed windows to the rear elevation, glazed panelled door to the rear elevation, radiator, tiled floor and access to the dining/kitchen, utility, cloakroom/WC and lounge.

CLOAKROOM/WC
With low level WC and wash hand basin.

LOUNGE
17' 10" x 15' 11" (5.44m x 4.85m) With two double glazed windows to the front elevation, double glazed window to the rear elevation, open brick fireplace, wall lights and two radiators.

FIRST FLOOR LANDING
12' 10" x 4' 0" (3.91m x 1.22m)

BEDROOM 2
17' 4" x 13' 1" (5.28m x 3.99m) With two double glazed windows to the side elevation, double glazed window to the front elevation, two radiators, cast iron fireplace and wood floor.

BEDROOM 3
15' 0" x 10' 6" (4.57m x 3.2m) With dual aspect double glazed windows and radiator.

BATHROOM
5' 10" x 9' 6" (1.78m x 2.9m) With suite comprising of bath with shower over, low level WC, pedestal wash hand basin, tiled flooring, half tiled surround, beamed ceiling and radiator.

REAR LANDING
29' 9" x 3' 7" (9.07m x 1.09m) With two double glazed windows to the rear elevation and two radiators.

MASTER BEDROOM
13' 9" x 15' 6" (4.19m x 4.72m) With two double glazed windows to the front elevation, double glazed window to the side elevation, radiator and door to en-suite.

EN-SUITE
3' 2" x 7' 4" (0.97m x 2.24m) With suite to comprise of shower, low level WC and wash hand basin, vanity storage, heated towel rail and double glazed window to the front elevation.

BEDROOM 4
13' 3" x 13' 1" (4.04m x 3.99m) With two double glazed windows to the front elevation, radiator, beamed ceiling, double cupboard and high level storage cupboard.

BEDROOM 5
7' 9" x 12' 10" (2.36m x 3.91m) With double glazed window to the front elevation, cast iron fireplace and radiator.

FAMILY BATHROOM
6' 11" x 12' 8" (2.11m x 3.86m) With suite comprising of panelled bath with integral shower, pedestal wash hand basin, low level WC, radiator, double glazed window to the front elevation, tiled flooring and fully tiled surround.

SECOND FLOOR
With two bedrooms (currently used as storage).

BEDROOM
20' 0" x 13' 3" (6.1m x 4.04m) With beamed ceiling, wood floor, cylinder cupboard, radiator and double glazed window to the front elevation and leads to the further bedroom.

BEDROOM
13' 1" x 13' 4" (3.99m x 4.06m) With double glazed window to the front elevation, double glazed window to the side elevation, beamed ceiling, wood floor and radiator.











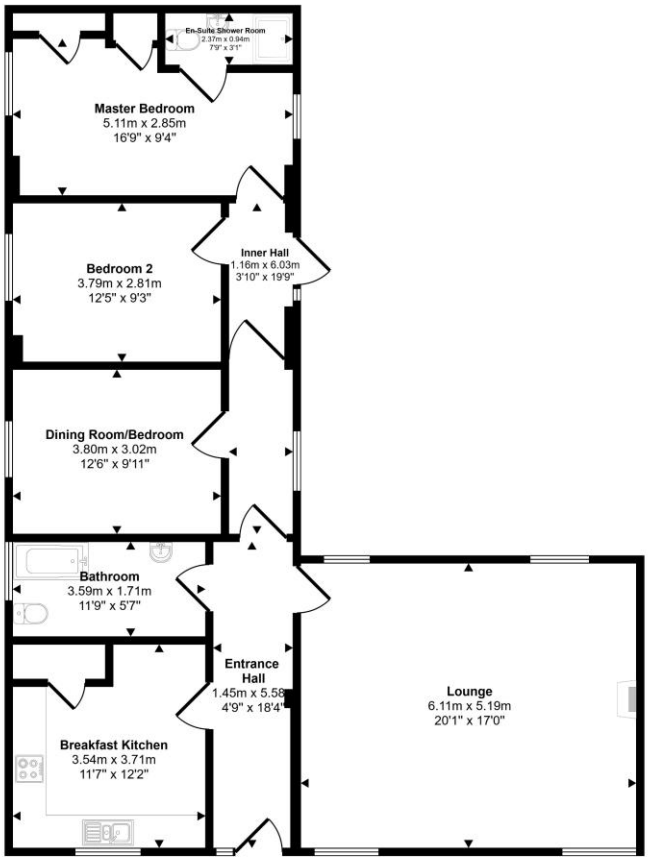


THE OLD STABLES

A well-proportioned single-storey home, offering versatile accommodation comprising an entrance hall, spacious lounge, breakfast kitchen, master bedroom with en-suite, two further bedrooms, and a family bathroom.



Approx Gross Internal Area
111 sq m / 1193 sq ft



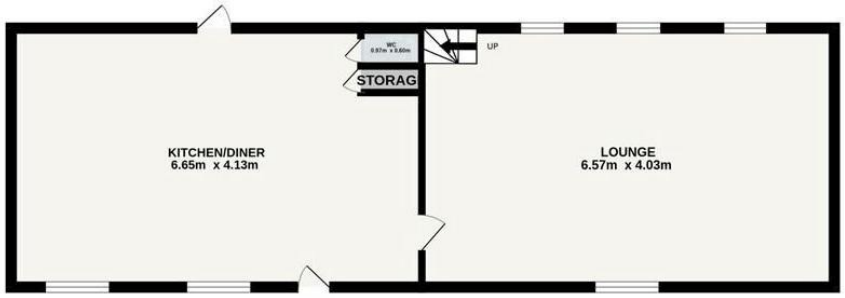
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

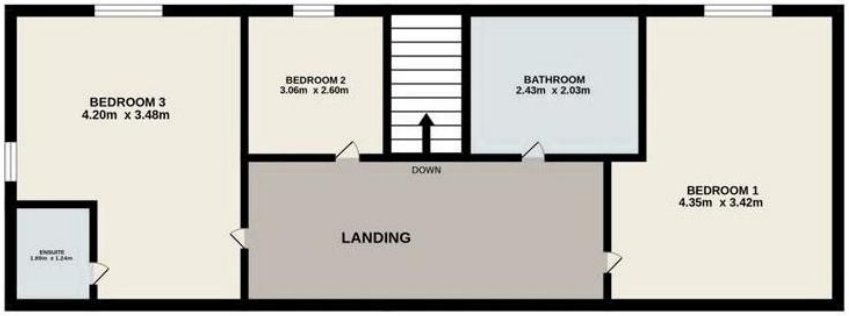
THE HAYLOFT

A charming, detached home offering well-presented accommodation including a lounge, kitchen/diner, master bedroom with en-suite, two further bedrooms, and a family bathroom.

GROUND FLOOR
54.2 sq.m. approx.



1ST FLOOR
53.4 sq.m. approx.



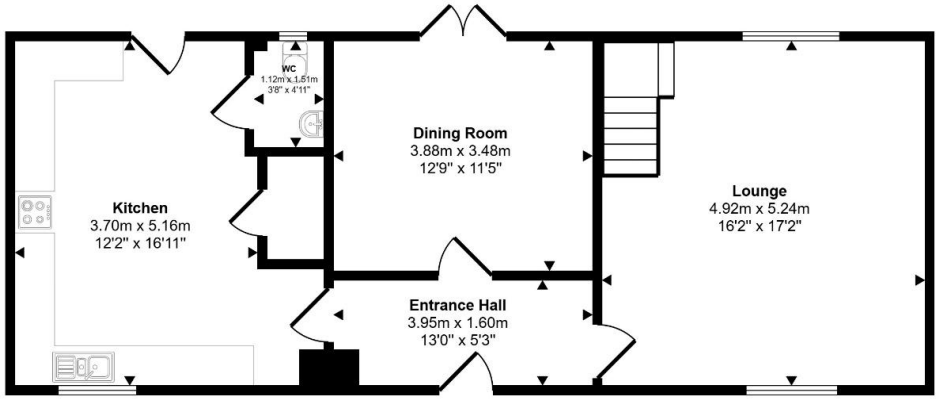


THE THRESHING BARN

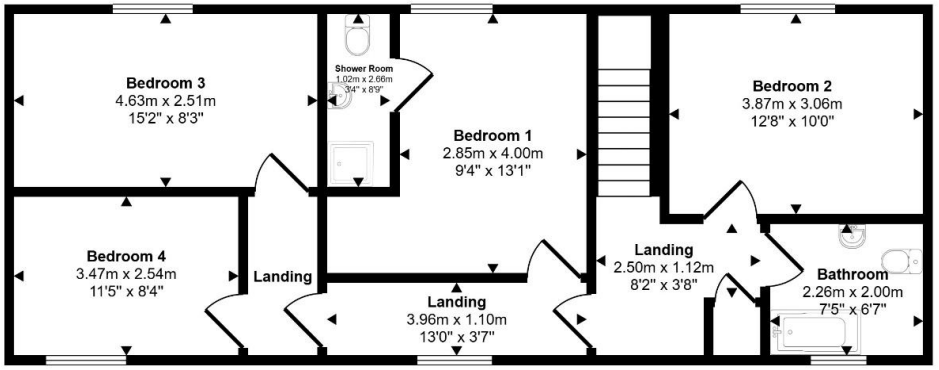
A well-appointed family home offering spacious accommodation comprising an entrance hall, lounge, dining room, breakfast kitchen, and cloakroom/WC. To the first floor, the master bedroom with en-suite is complemented by three further bedrooms and a family bathroom.



Approx Gross Internal Area
144 sq m / 1554 sq ft



Ground Floor
Approx 72 sq m / 777 sq ft



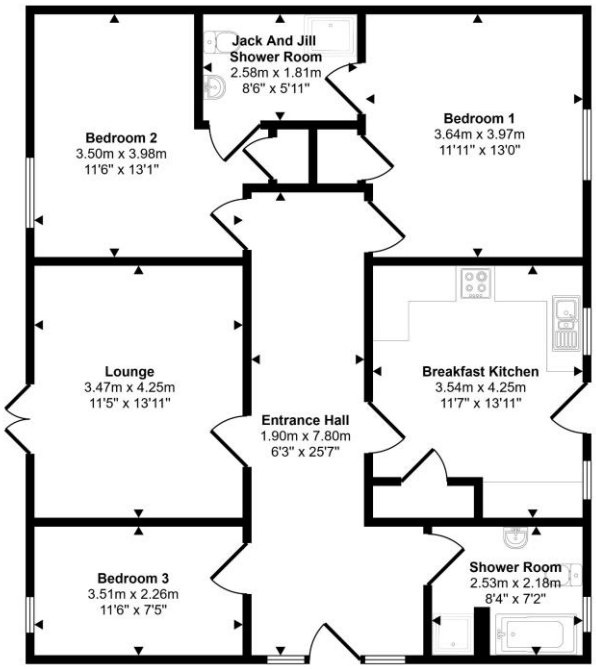
First Floor
Approx 72 sq m / 778 sq ft

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THE MILKING PARLOUR

A delightful single-storey home offering well-planned accommodation comprising an entrance hall, lounge, breakfast kitchen, bedroom one, bedroom two with Jack & Jill shower room, bedroom three, and a further shower room.

Approx Gross Internal Area
99 sq m / 1067 sq ft



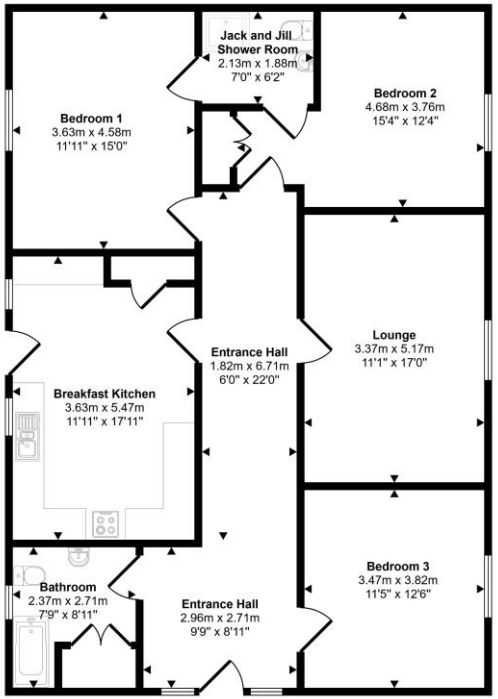
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THE OLD DAIRY

A single-storey semi-detached home offering accommodation to include an entrance hall, lounge, breakfast kitchen, bedroom one, bedroom two with Jack & Jill shower room, bedroom three, and a family bathroom.

Approx Gross Internal Area
119 sq m / 1280 sq ft



Floorplan

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THE BARN

An attractive single-storey barn conversion, thoughtfully arranged to include an entrance hallway, modern fitted kitchen, spacious living room, two well-proportioned bedrooms, and a bathroom with shower. Externally, the property benefits from a single garage and private parking.





FARM BUILDINGS

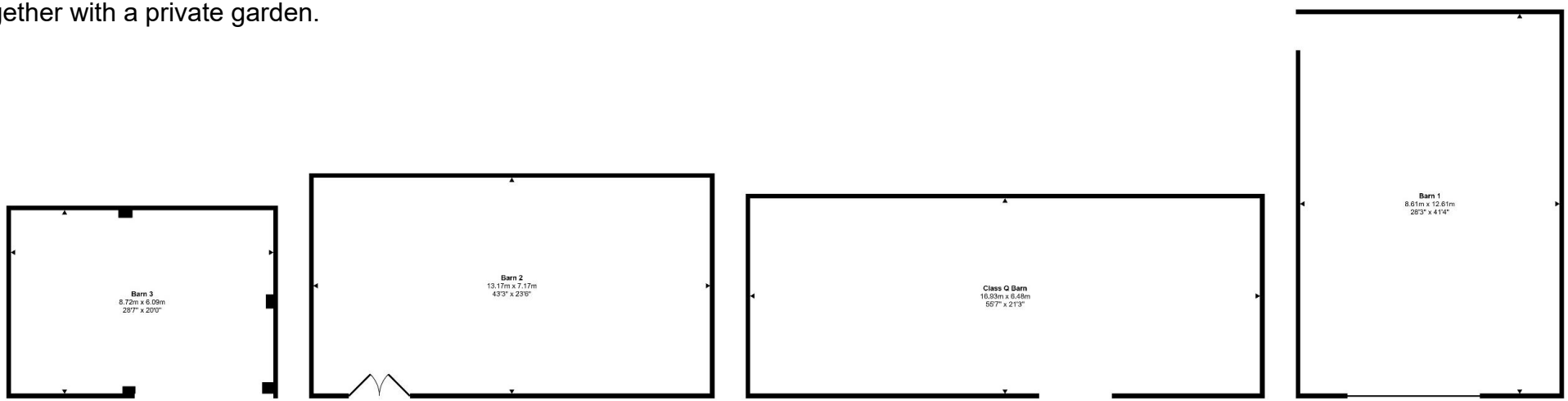
BARN 1
28' 3" x 41' 4" (8.61m x 12.6m) A large storage barn with sliding vehicle doors and side door, light and power.

BARN 2
43' 3" x 23' 6" (13.18m x 7.16m) Storage barn with double access doors, light and power.

BARN 3
28' 7" x 20' 0" (8.71m x 6.1m) Open fronted storage barn with stock gate and water trough – light, power and side storage area.

CLASS Q BARN
55' 7" x 21' 3" (16.94m x 6.48m) Planning permission granted for the conversion of an agricultural building into a single dwelling (Ref: 25/00832/CPRIOR). The proposed home will provide well-designed accommodation comprising an entrance hall, lounge/dining room, kitchen, utility room, and two bedrooms, each with en-suite facilities, together with a private garden.





Barn 3
Approx 53 sq m / 571 sq ft

Barn
Approx 94 sq m / 1016 sq ft

Barn
Approx 110 sq m / 1181 sq ft

Garage
Approx 109 sq m / 1169 sq ft

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LOCATION
Southwell is a picturesque market town known for its rich history and stunning architecture. Located in the heart of the English countryside, Southwell boasts a range of amenities and facilities. One of the town's most iconic landmarks is Southwell Minster, a stunning medieval cathedral. The town is also home to numerous quaint shops, charming cafes, and traditional pubs, providing plenty of options for dining and shopping. Southwell offers schools, healthcare providers and recreational facilities, ensuring that residents have access to essential amenities. Additionally, Southwell has good transportation links, making it easy to explore the surrounding area and beyond.

SERVICES
Mains electricity and water. Private treatment plant.
Oil fired central heating.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

EPC RATINGS
Old Radley Farmhouse – To Follow
The Threshing Barn - D
The Old Stables - E
The Hayloft - D
The Barn - E
The Milking Parlour - C
The Old Dairy - C



WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT
We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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9.3acres
106.1m
102.9m
Pond
edozo