



VILLAGE FARM MEARS ASHBY, NORTHAMPTONSHIRE









# VILLAGE FARM, 30 WILBY ROAD, MEARS ASHBY, NN6 0DX

A desirable re-development opportunity

In all about 1.3 acres.

Available as a whole or in two lots

## **MILEAGES:**

Approximate distances:

Northampton 9 miles ♦ Milton Keynes 24 miles ♦ Rugby 33 miles  
♦ Northampton to London/Euston from 1 hour ♦ M1 (junction 15a) 14.5 miles

## **LOT 1 – VILLAGE FARMHOUSE**

Entrance hall ♦ drawing room ♦ sitting room ♦ study ♦ kitchen/breakfast room  
♦ utility room ♦ cloakroom ♦ butler's pantry ♦ larder ♦ cellar ♦ five principal bedrooms  
♦ two bath/shower rooms ♦ separate WC ♦ three secondary/attic bedrooms

## **Gardens**

Various traditional outbuildings including wash house ♦ gardener's WCs ♦ pigsty ♦ garaging ♦ stores

## **LOT 2 – VILLAGE FARM BUILDINGS**

Extensive range of traditional farm buildings with planning permission  
for conversion to three separate residential dwellings

Your attention is drawn to the important notice on the last page of the text.

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### Situation

- ♦ The quaint parish of Mears Ashby in Northamptonshire is conveniently located between the large towns of Wellingborough, Northampton and Kettering. The village is built in a most unusual format in that it does not have a main road passing through the centre, but instead has five different routes into and out of the “box-shaped” community.
- ♦ Amenities including the medieval church of All Saints, The Griffin Head public house and a bus service to and from Wellingborough. The village has an active social life, with the village hall, the sports field and its pavilion being fully used. There is also a considerable link with Sywell and other neighbouring villages in leisure activities.
- ♦ There are good local amenities in nearby Earls Barton. A wider range of amenities can be found in Northampton, Wellingborough, Weston Favell, Rushden Lakes and Milton Keynes.
- ♦ Transport links can be found via the A43 and A45 which leads to the M1 and A14. Regular rail services run from Wellingborough to London St Pancras or the North and from Northampton to London Euston or Birmingham.
- ♦ There are private schools within 10 minutes at Spratton and Maidwell (both pre-prep and preparatory) and Northampton High School (Girls), the grammar school at Pitsford. Other schools within reach include Wellingborough, Oundle, Uppingham and Rugby. In addition the local area offers numerous primary and secondary schools.
- ♦ Sporting facilities in the area include fishing and sailing at Pitsford and Hollowell Reservoirs; flying from Sywell Aerodrome.

### Description

- ♦ A rare and highly sought after opportunity comprising a substantial Grade II Listed farmhouse and an extensive range of traditional farm buildings around a central courtyard with planning permission for conversion to three separate residential dwellings.

#### Lot 1 – Village Farmhouse (edged pink on the site plan below)

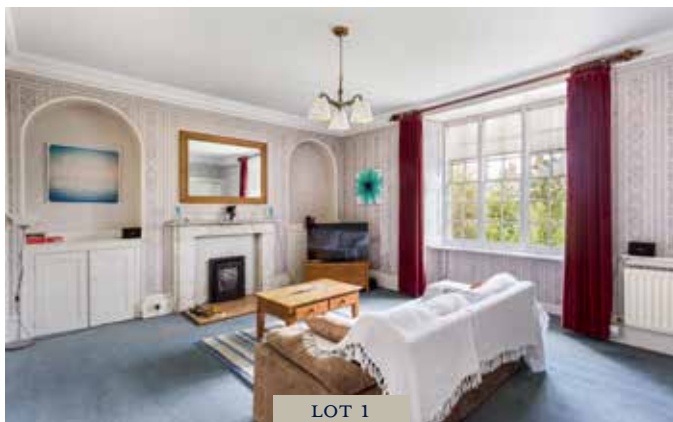
- ♦ Lying in a conservation area, the farmhouse is of stone construction under a pitch slate covered roof. The house offers various period features including open fireplaces, simple cornicing, four-panel internal doors, built-in cupboards, exposed timber floor boards and shutters. The cellar has original barrel ceiling and brick bins.
- ♦ About 4,677 sq ft gross internal floor area.
- ♦ Various traditional outbuildings including attached wash house, pigsty, pair of gardeners' WCs, garaging and stores.
- ♦ Ample off road parking
- ♦ The house is in need of comprehensive modernisation, and offers scope for the conversion of the wash house to an annexe or additional accommodation to the main house, working from home or income stream, subject to the relevant consents.
- ♦ Gardens are predominantly laid to lawn with hedge and wall boundaries.
- ♦ About 0.4 acres.







LOT 1



LOT 1



LOT 1

#### Lot 2 – Village Farm buildings (edged blue on the site plan below)

- ♦ Extensive range of traditional farm buildings around a courtyard with detailed planning permission for conversion into three separate residential dwellings. See planning permission reference WP/18/00793/ FUL.
- ♦ Currently in all about 6,275 sq ft gross internal floor area.
- ♦ Predominantly of stone construction with some brick under a pitch slate and corrugated sheet roofs.
- ♦ A right of way over a farm track will provide access to these farm buildings.
- ♦ There is a byway across 200m of the access track.
- ♦ About 0.9 acre.
- ♦ There is a restrictive covenant in place not to create more than three dwellings out of Lot 2.



### Accommodation

See floor plans and architect drawings.

### Directions (NN6 0DX)

From the A45 leave at junction 10 and head north on B573 signposted Earls Barton and Sywell. Head over the A4500 roundabout signposted Mears Ashby. On reaching the outskirts of Mears Ashby take the first right turn on to Wilby Road. Follow the road into the village and the entrance to Village Farm (30 Wilby Road) can be found on the right hand side immediately after The Griffin Head public house.

### Additional Information

**Services:** Mains water, electricity and drainage are connected to Village Farmhouse. Mains will be available for connection to the farm buildings.

**Council Tax Band:** Village Farmhouse – Band F

**Tenure:** Freehold

**Local Authority:** Wellingborough Borough Council: 01933 229777

**Fixtures And Fittings:** Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings i.e. carpets, curtains and light fittings, are expressly excluded.

**Viewing:** Strictly by appointment with Savills.



LOT 2-PLOT 1

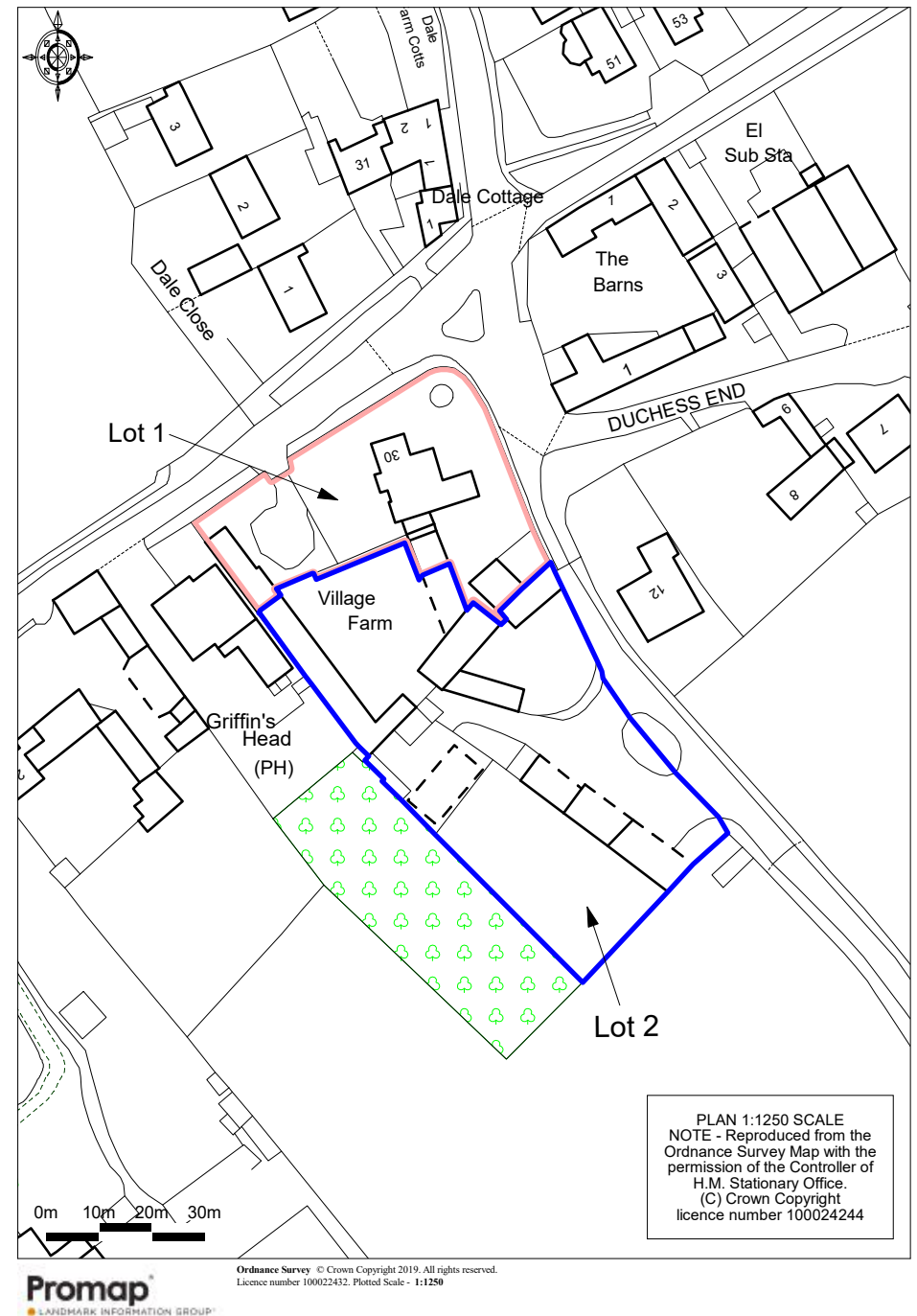


LOT 2-PLOT 2



LOT 2-PLOT 3





## EXISTING FLOOR PLANS

Approximate Area

Lot 1 House = 434.5 sq m / 4677 sq ft

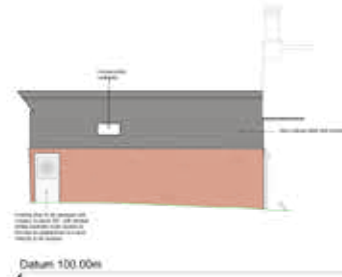
Lot 1 Outbuildings = 165.5 sq m / 1781 sq ft

Lot 2 = 583 sq m / 6275 sq ft





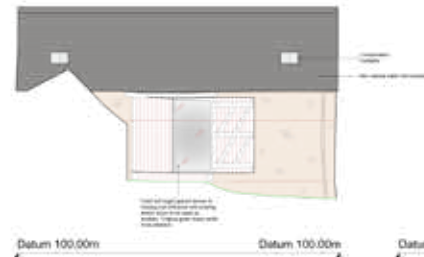
# PLOT 1 PROPOSED PLANS



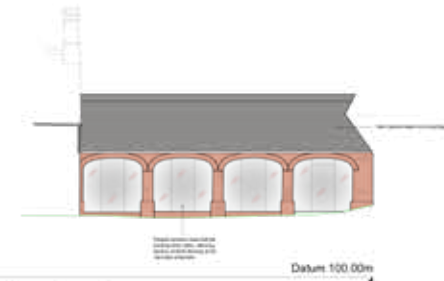
Elevation 20



Elevation 21



Elevation 26



Elevation 27



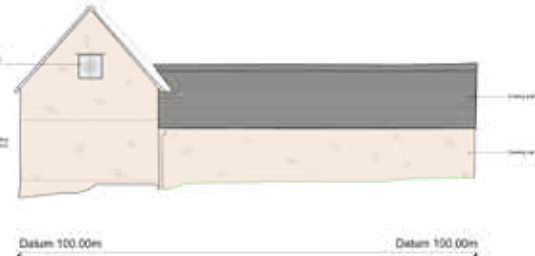
Elevation 22



Elevation 23



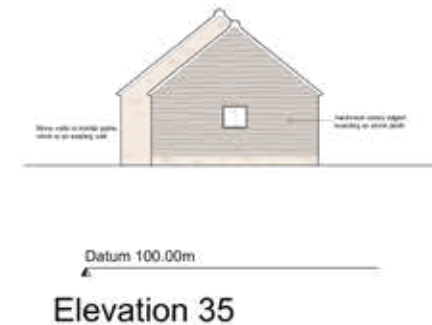
Elevation 24



Elevation 25

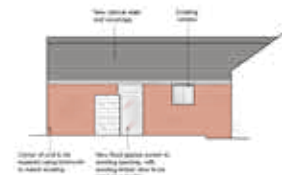
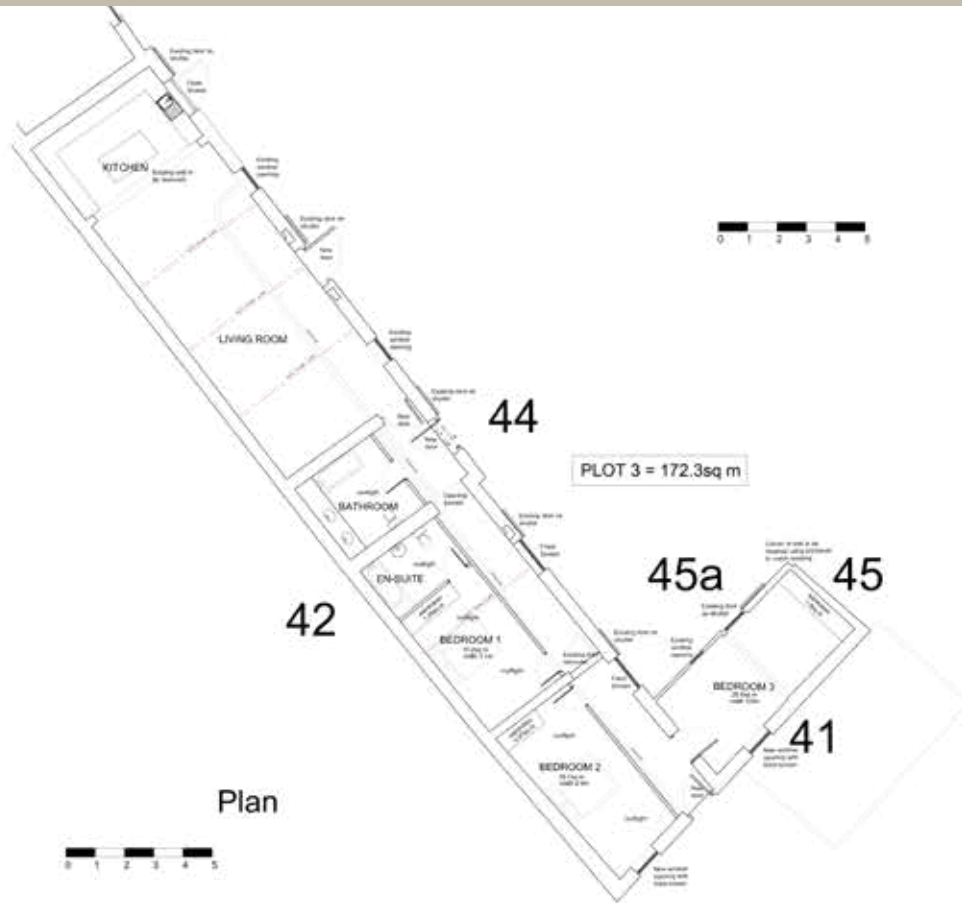


## PLOT 2 PROPOSED PLANS





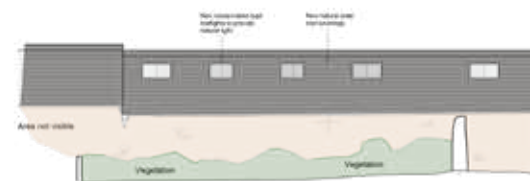
# PLOT 3 PROPOSED PLANS



Elevation 45a



Elevation 45



Elevation 42



Elevation 41

Elevation 41



Elevation 40

- NOTES**
1. All dimensions are to be taken from this drawing.
  2. Contractors must verify all figured dimensions on site before commencing any work or starting any other drawings.
  3. This drawing is the sole responsibility of the architect and no part may be reproduced without the written consent of the architect.
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Key Plan (NTS)





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