

VILLAGE FARM

NORTH STREET, TITCHMARSH, KETTERING, NORTHAMPTONSHIRE, NN14 3DH



savills

A VILLAGE FARMYARD DEVELOPMENT WITH PLANNING CONSENT FOR THE CONVERSION OF TRADITIONAL BUILDINGS INTO FIVE RESIDENTIAL DWELLINGS WITH GARDENS AND PARKING.

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Mileage

Thrapston 3 miles ♦ Oundle 8 miles ♦ Kimbolton 10 miles ♦ Kettering & Wellingborough both 13 miles (services to London St Pancras International from 52 & 55 mins respectively) ♦ Huntingdon 16 miles ♦ Peterborough 20 miles ♦ Cambridge 33 miles

The Property

An exciting opportunity to create five dwellings from a collection of substantial late 18th or early 19th century traditional, mainly stone, farm buildings and stables. The site is located on the northern edge of Titchmarsh village, within the Conservation Area, close to the junction of North and Chapel Streets. The village is popular with families and commuters.

Full Planning Consent has been granted by East Northamptonshire District Council (ref. 17/00692/FUL), dated 5th April 2017, for the demolition of some existing farm buildings and the conversion of the remaining traditional barns. The Planning Consent allows for the development of 1 x two, 2 x three and 2 x four bedroom dwellings and includes landscaping, parking and access.

Situation

Titchmarsh is a small and attractive Northamptonshire village that supports a public house, village shop and primary school.

Two miles north of the A14 and 10 miles west of the A1 the village is well-connected. Titchmarsh lies 20 miles south west of Peterborough and 33 miles north west of Cambridge. Commuter rail services to London Kings Cross and St Pancras stations run from Peterborough, Huntingdon, Kettering and Wellingborough, all from under an hour. The area is also blessed with a choice of excellent schooling. The village primary school feeds secondary schooling in Kettering, whilst Laxton, Oundle, Kimbolton and Wellingborough Schools are all within a 13 mile radius of the village.

Village Farm

The buildings allow for a mix of single and two storey dwellings. The proposed alterations seek to re-use original features and openings, using timber or alternative wood doors and windows. These are further augmented by additional low-key openings and conservation style black metal roof-lights. Whilst details of all materials and roofing need to be submitted to the LPA prior to commencement of any works, the roofs are shown in the consented plans as slate covered. As such the buildings are designed to retain their traditional barn-like appearance and all have defined gardens and parking within the plans.

The consented units comprise: -

Unit 1: A two storey three bedroom house GIA 2185 sq ft;

Unit 2: A two storey four bedroom house GIA 1991.32 sq ft;

Unit 3: A single storey three bedroom house GIA 1248 sq ft;

Unit 4: A single storey two bedroom house GIA 925 sq ft;

Unit 5: A two storey four bedroom house GIA 2421 sq ft.

Local Authority

East Northamptonshire District Council.

Planning Consent

17/00692/FUL, dated 5th April 2017.

Services

There is both water and sewage available, with the mains both located in North Street. Anglian Water advises that connection is subject to an application and a fee.

Mains electricity is available in the village. Western Power are the electricity distribution network operator.

There is super-fast fibre optic broadband in the village.

Restrictive and Other Covenants

The sale of the property will be subject to the following restrictive covenants.

- Not to erect any new building or structure or extend or alter the appearance of any existing building or structure other than in accordance with Planning Permission 17/00692/FUL.
- Not to use the property except for 5 private dwellings.
- To erect and thereafter maintain a suitable boundary fence on the boundaries marked with an inward T on the plan within 6 weeks of completion. Furthermore strictly to adhere to the boundary details included in the Planning Permission 17/00692/FUL and in particular in respect of the western boundary adhere to the terms of the letter dated 4th April 2017 between the vendor and adjoining landowner (copy available on request).
- Not to object to the usual agricultural activities on the vendor's adjoining land.
- The Purchaser is to meet the cost of demolishing and safely disposing of the grain store and open fronted cart shed that both straddle the Planning Permission/sale area and marked "X" and "Y" on the plan attached. The Purchaser is to make good the ground with crushed hard core.

Rights of Way, Easements & Wayleaves

The property is sold subject to, and with the benefit of, any existing rights of way, easements and wayleaves, whether expressly mentioned herewith or not.

Viewings

All viewings will be accompanied and are strictly by prior arrangement through Savills Stamford Office.
T 01780 484696

Date of Photography & Particulars

August 2018

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UNIT 1



UNIT 2

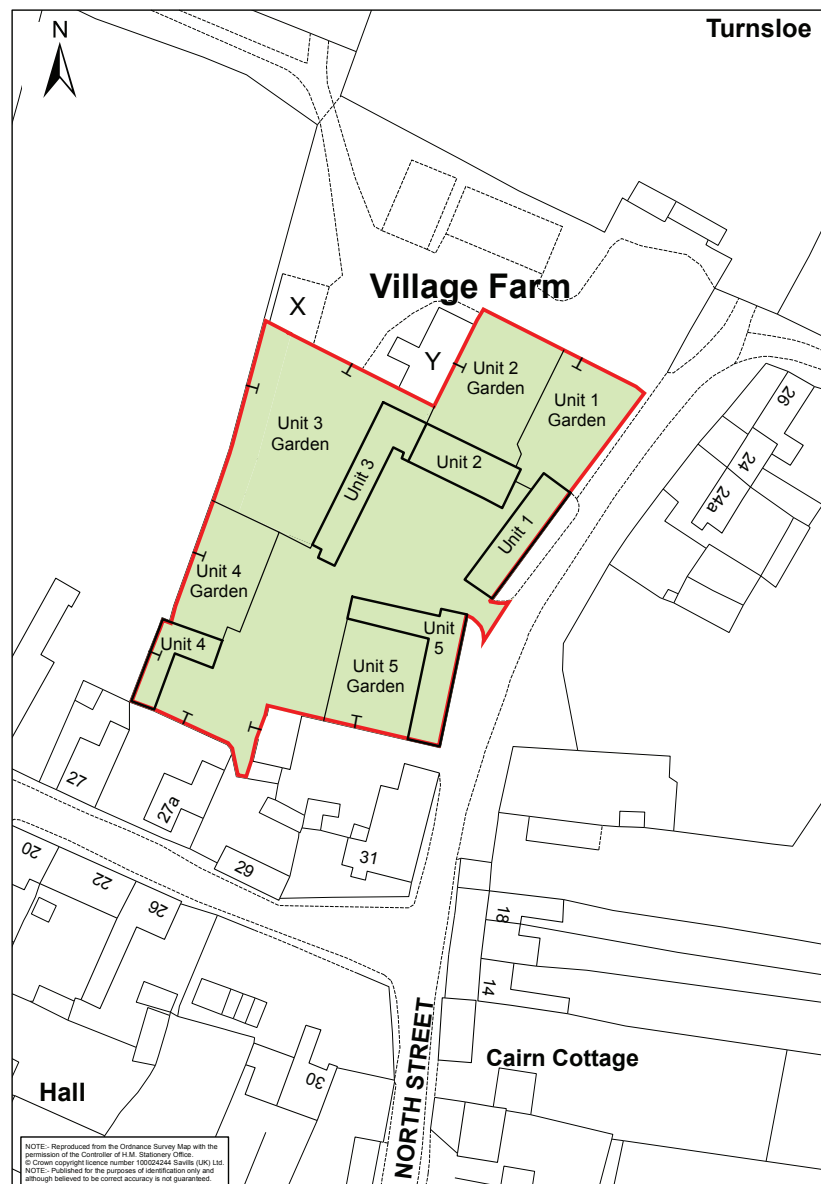


UNIT 3



UNIT 5





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