



**A RANGE OF TRADITIONAL FARM BUILDINGS CENTRALLY POSITIONED WITHIN 56 ACRES
OF LAND WITH PLANNING CONSENT FOR A RESIDENTIAL DWELLING**

WHITELANDS FARM, SULEHAY ROAD, YARWELL, PETERBOROUGH, NORTHAMPTONSHIRE, PE8 6PW

savills

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Mileage

Yarwell village 0.6 mile * Wansford & A1 2 miles * Stamford & Oundle 8 miles * Peterborough 10 miles (Rail connections to London and Cambridge from 49 mins)

The Property

Whitelands Farm currently comprises a collection of traditional single and two storey farm barns, of stone and brick construction under pantile roofs, arranged in U-shape around a central courtyard. The buildings are not listed and sit in a prominent position on a ridge of land in the centre of 56 acres of farmland, off Sulehay Road near the village of Yarwell, and bordering to semi-natural woodland to the west.

The property is positioned in an accessible rural setting off Sulehay Road to the west of Yarwell village, and within 10 miles of the Cathedral City of Peterborough and the market towns of Stamford and Oundle. The buildings are approached by a private track through its land by a private lane and have views over its 56 acres of rough grazing to neighbouring farmland and ancient and semi-natural woodland.

Planning

Planning consent for the change of use and conversion of the agricultural barn complex to form a single four bedroom dwelling with associated access, has been granted by East Northamptonshire Council, dated 27th March 2019, under reference 18/02313/FUL. Further details available from the agent.

Location

Whitelands Farm is a little over half a mile to the west of Yarwell village and 2 miles south of Wansford village and the A1. Wansford is known for its coaching inn, The Haycock Inn, and also has further public houses, a village shop and a doctor's surgery with pharmacy.

The Cathedral City of Peterborough provides a comprehensive range of retail and sports facilities, and mainline commuter links to London and Cambridge (from 49 mins). Indeed, along with its good commuter rail and road links, the area is also spoilt for choice of excellent schooling.



Aside from well-thought of state education locally The Peterborough School and the renowned private schools in the Georgian market towns of Stamford and Oundle are within a 10 mile radius, with Uppingham, Oakham and Kimbolton a little further distant.

General Information:

Local Authority: East Northamptonshire Council: Tel 01832 742000

Services: Mains water is provided on site along a private line from the Yarwell crossroads, where the meter is positioned, installed by the seller. Mains electricity is on site with a transformer on a pole close to the buildings. Drainage is envisaged to a private treatment works, which will need to be provided by the buyer.

Tenure: The property is for sale by private treaty with vacant possession available on completion.

Rights of Way, Easements & Wayleaves: The property is sold subject to, and with the benefit of, all rights of way, easements and wayleaves, whether mentioned herewith or not. A public footpath crosses a corner of the lane close to the western boundary.

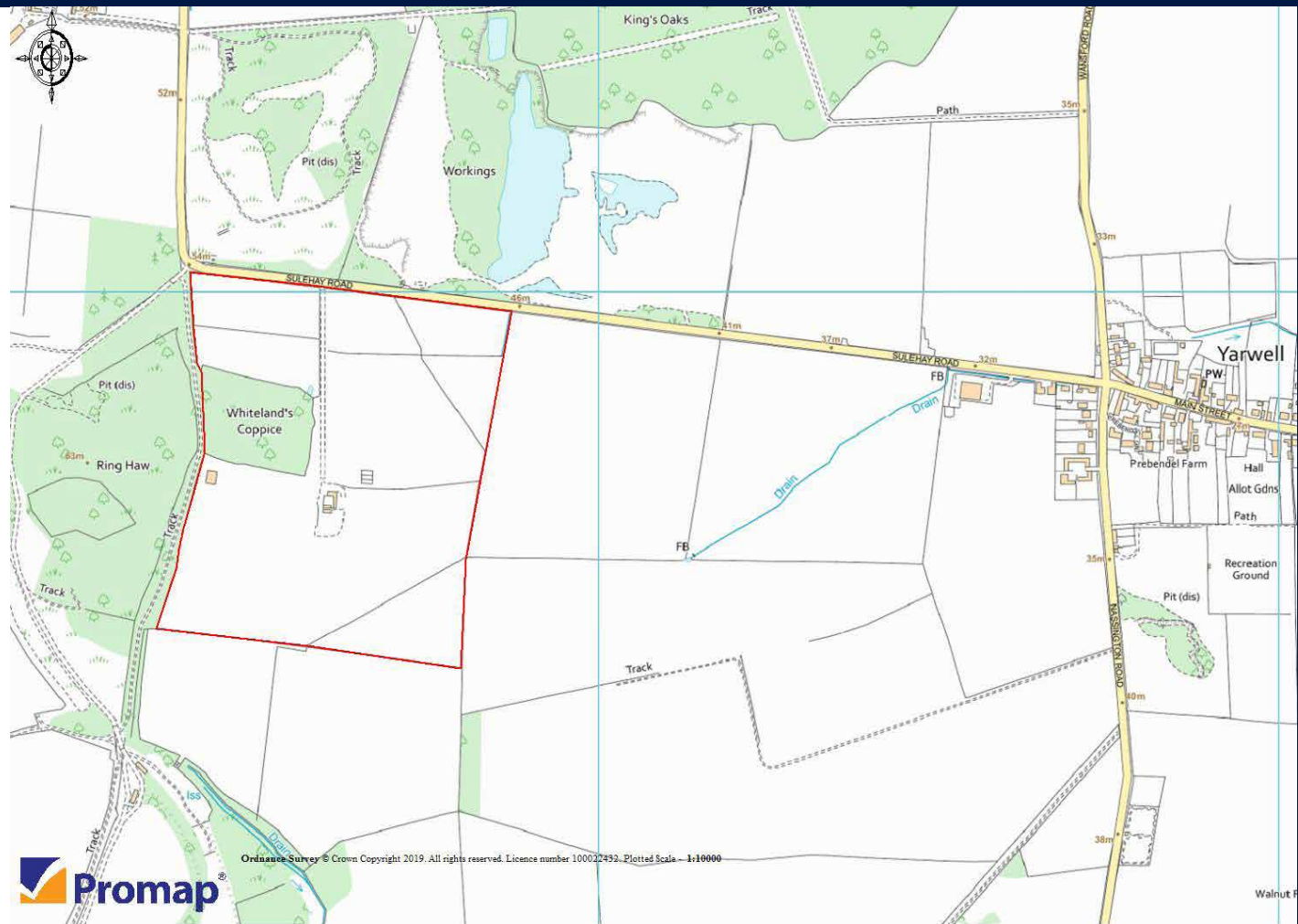
Directions: Leaving the A1M at Wansford, follow signs to Yarwell and Nassington, passing the Doctor's surgery. After almost 2 miles on entering Yarwell, take the first right onto Sulehay Road. The entrance gate and track leading to the barns (which can be seen) is on your left hand side after approximately 0.6 of a mile, before the end of the straight.

Energy Performance

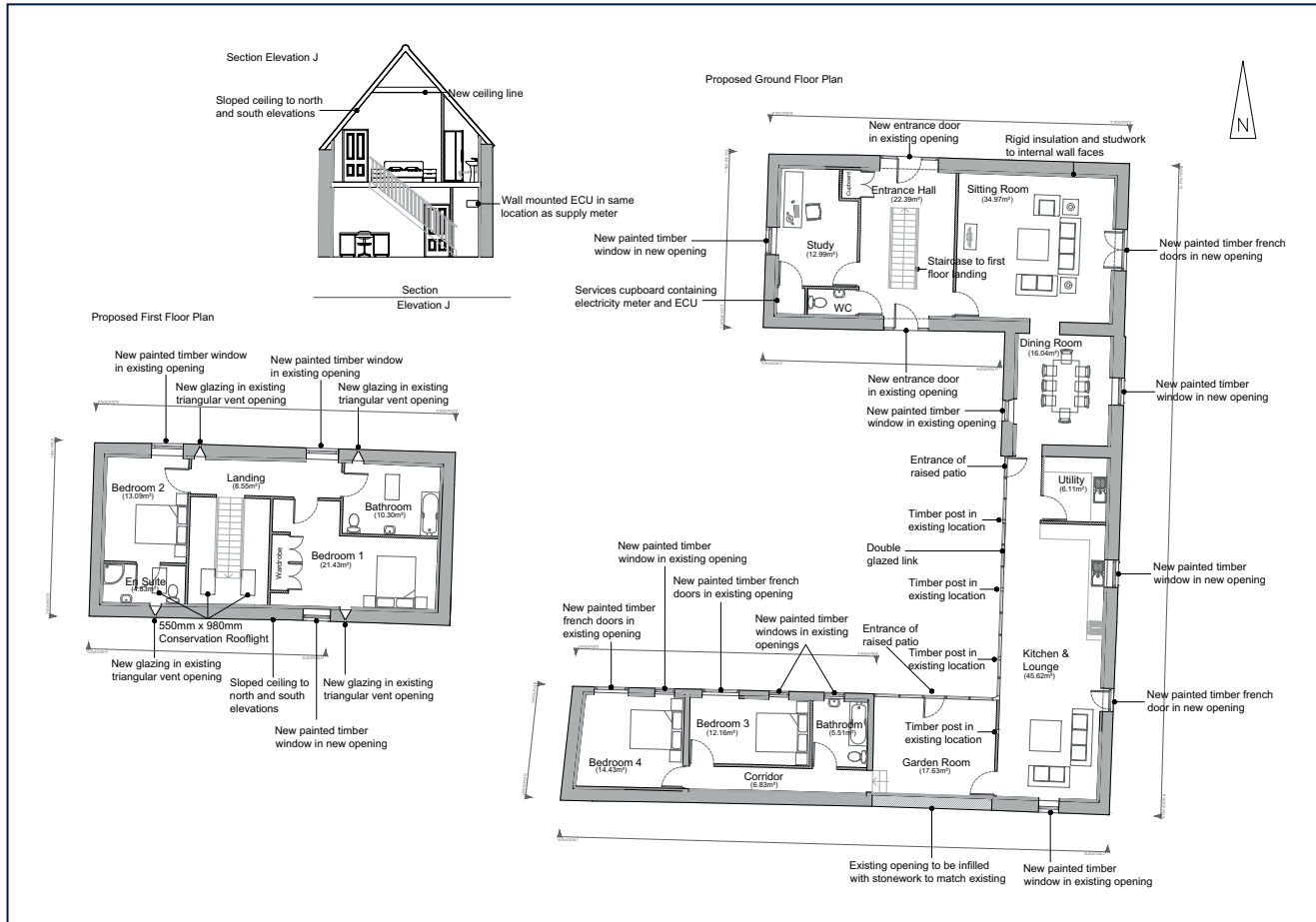
A copy of the full Energy Performance Certificate is available upon request.

Viewing

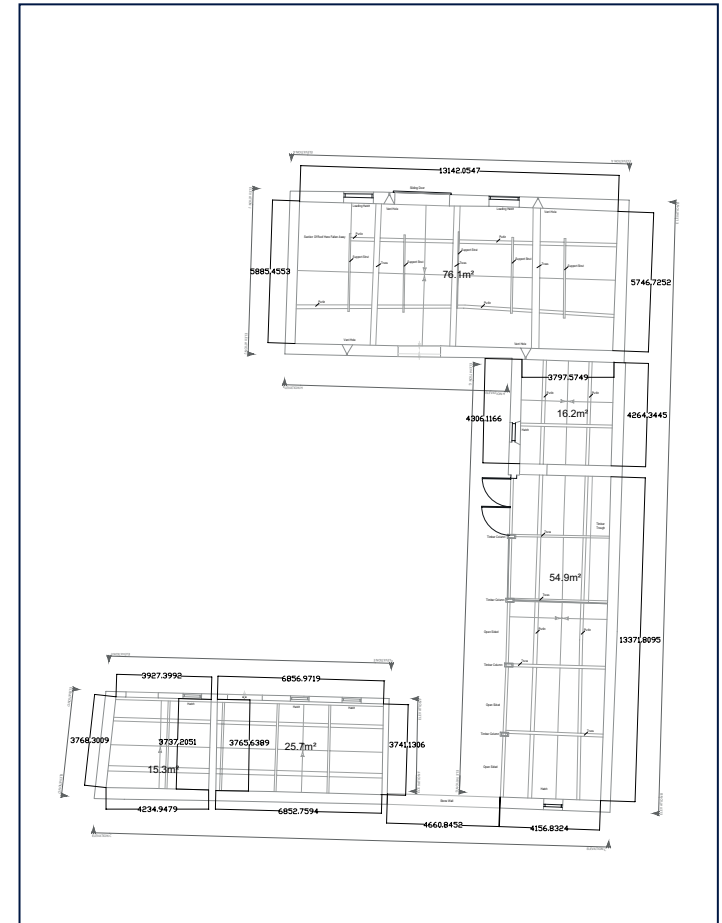
Strictly by appointment with Savills



PROPOSED FLOORPLAN



EXISTING FLOORPLAN



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