



Development Site, Maidford House Farm, Chapel Lane, Maidford,
Northamptonshire, NN12 8HU

HOWKINS &
HARRISON

Development Site, Maidford
House Farm, Chapel Lane,
Maidford, Northamptonshire,
NN12 8HU

Guide Price: £1,000,000

An exciting opportunity to create a bespoke development of four luxury homes, comprising conversions of two 18th Century stone barns, and two substantial new builds with far-reaching rural views. Full Planning Permission has been granted by West Northants Council on 7th May 2025, under reference WNS/2022/2244/FUL, to demolish the existing modern agricultural buildings to facilitate the development.

Features

- Exciting opportunity to create a bespoke development of four luxury homes
- Conversions of two 18th Century stone barns
- Barn 1: 1,550 sq ft
- Barn 2: 1,625 sq ft
- Two substantial new builds
- New Build 1: 1,646 sq ft
- New Build 2: 1,873 sq ft
- Zero Community Infrastructure Levy (CIL) liability
- Far-reaching rural views
- Full Planning Permission granted by West Northants Council: WNS/2022/2244/FUL



Location

Maidford is a delightful rural village with a parish church and village hall approximately 6 miles North West of Towcester. There is good access to the A5, A43, M1 and M40. Train stations at Milton Keynes, Northampton and Long Buckby offer services to London Euston with journey times of around one hour.

Sporting activities in the area include golf at Whittlebury Hall and Silverstone, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course motor racing at the world famous Silverstone race circuit.

Development Proposal

The development, as proposed, will comprise, (in Gross Internal Area):

- Barn 1: 1,550 sq ft
- Barn 2: 1,625 sq ft
- New Build 1: 1,646 sq ft
- New Build 2: 1,873 sq ft



Community Infrastructure Levy (CIL)

Whilst West Northants council charges CIL for new developments, it should be noted there is zero CIL liability on this development, as the total area of buildings being demolished is greater than the total area of residential property being created.

Agents Note

Barn 3, which is 753 sq ft, will be retained by the current owners, as ancillary accommodation. There may be an opportunity for the successful purchaser to take on the refurbishment work of this property, under a separate contract.

Planning Documents

All the plans and documents can be viewed on the portal for West Northants Planning Department: www.westnorthants.gov.uk Reference: WNS/2022/2244/FUL

Viewing Arrangements

Strictly by prior appointment via the selling agents,
Howkins & Harrison. Contact Tel: 01327-353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings
mentioned in these particulars are included in the sale.
Other items are specifically excluded..

Services

We understand that Mains water, drainage and electricity
are all available on the site, there is no gas in the village.

None of the above services have been tested and
purchasers should note that it is their specific
responsibility to make their own enquiries of the
appropriate authorities as to the location, adequacy and
availability of mains services.

Tenure: Freehold

Local Authority:

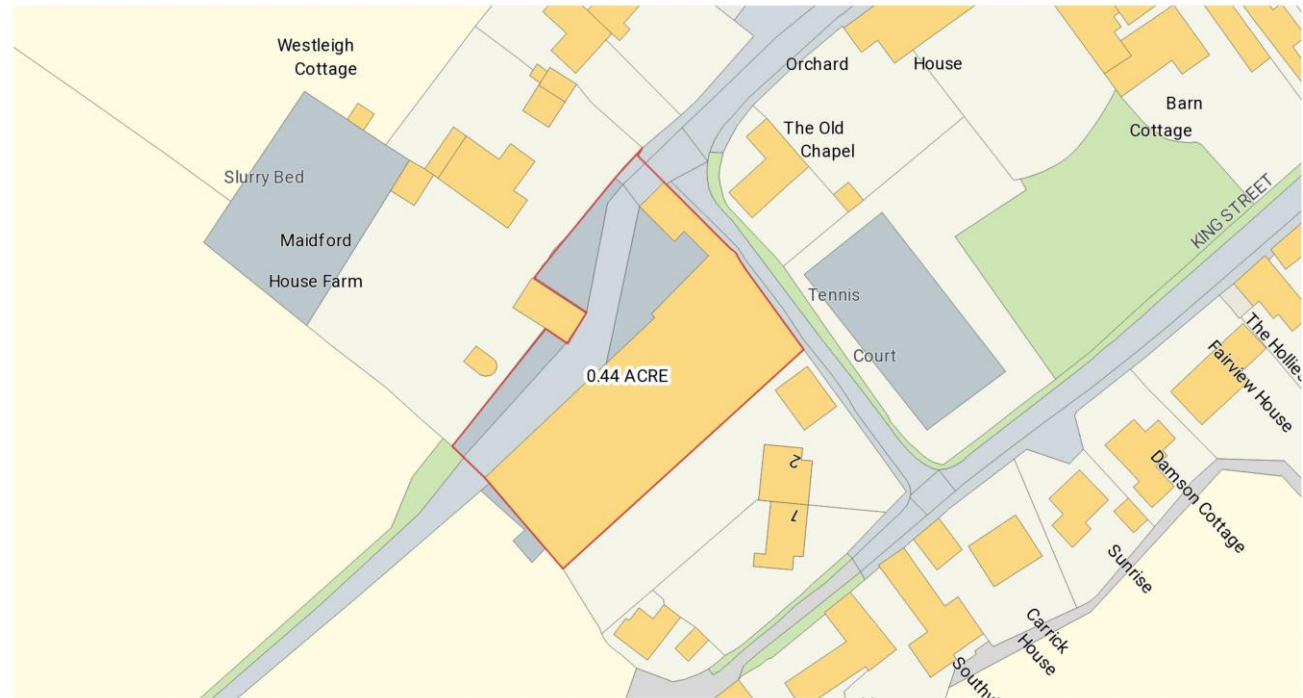
West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band: To be determined on completion

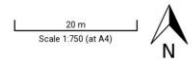
Energy Rating: To be determined on completion

**HOWKINS &
HARRISON**

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.