



Irchester Grange Farm, Farndish Road, Irchester NN29 7HL

FARMYARD REDEVELOPMENT OPPORTUNITY

Barns with Planning Consent for conversion into a total of 6 dwellings including self build opportunity

Overall Site Area **0.75 HECTARES** (1.85 acres) **FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN TWO SEPARATE LOTS**

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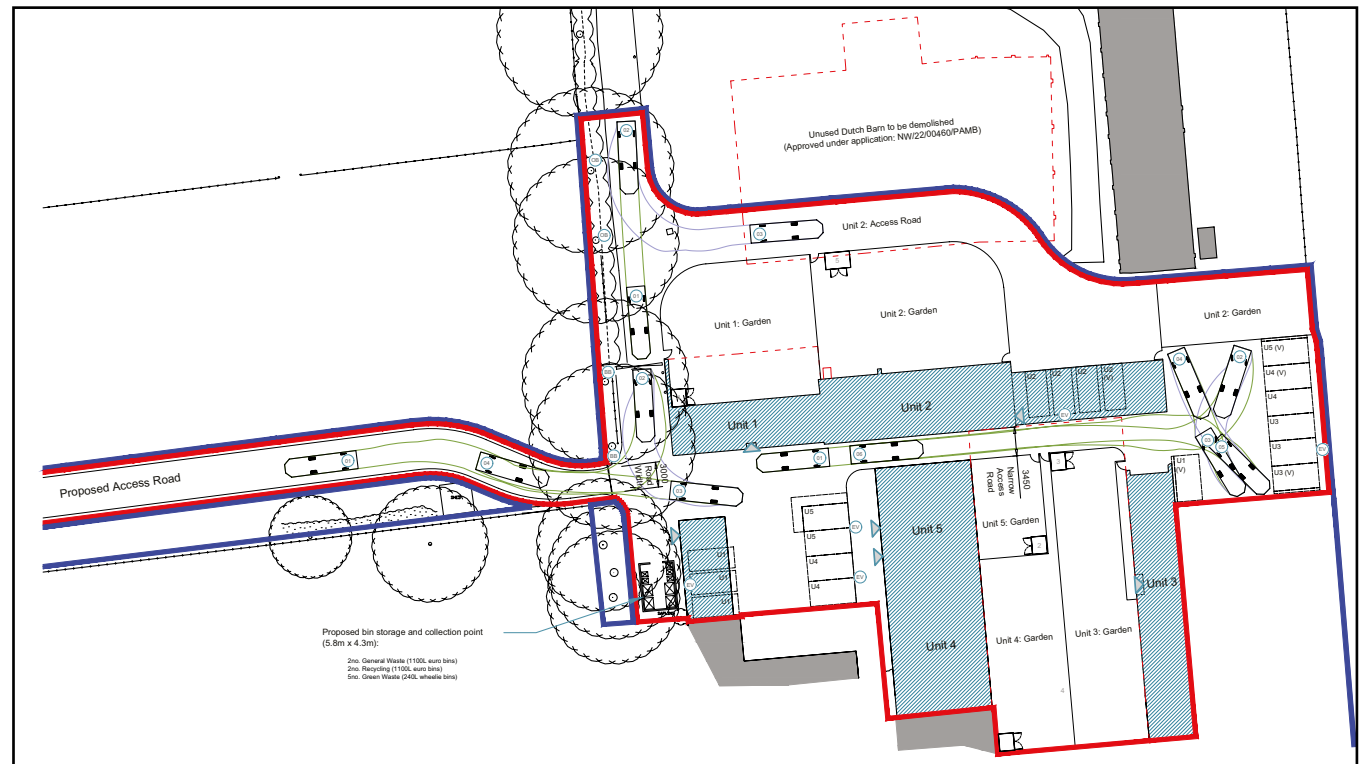
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LOCATION

Irchester village is located approximately 2 miles south-east of Wellingborough and 2 miles south-west of Rushden. The village has good transport connections, with the nearby A45 and A509 providing connections to local towns, the A14 and the M1. Northampton is located approximately 14 miles to the south-west. The Rushden Lakes shopping complex is located approximately 4 miles to the north-east, providing a very wide range of shopping and leisure facilities. Wellingborough town centre also provides a wide range of services, including the Swansgate shopping centre, restaurants, pubs, etc. Wellingborough Railway Station benefits from a direct main line service to London St Pancras International, with travel times from 47 minutes. The prestigious independent school of Wellingborough is also situated within the town.

IRCHESTER

Irchester is a modest sized village with a population approaching 6,000 people. It has a rich historical heritage and is referred to in the Domesday Book as Irencestre, although there is evidence of earlier settlement. Chester Farm, the site of an important Roman Settlement lies to the north of the village. Irchester benefits from a good range of services including a Primary School, Local Convenience Stores, Doctors Surgery/Medical Centre, Village Hall and Library.



Oakleigh House, Thrapston, Northamptonshire, NN14 4LJ

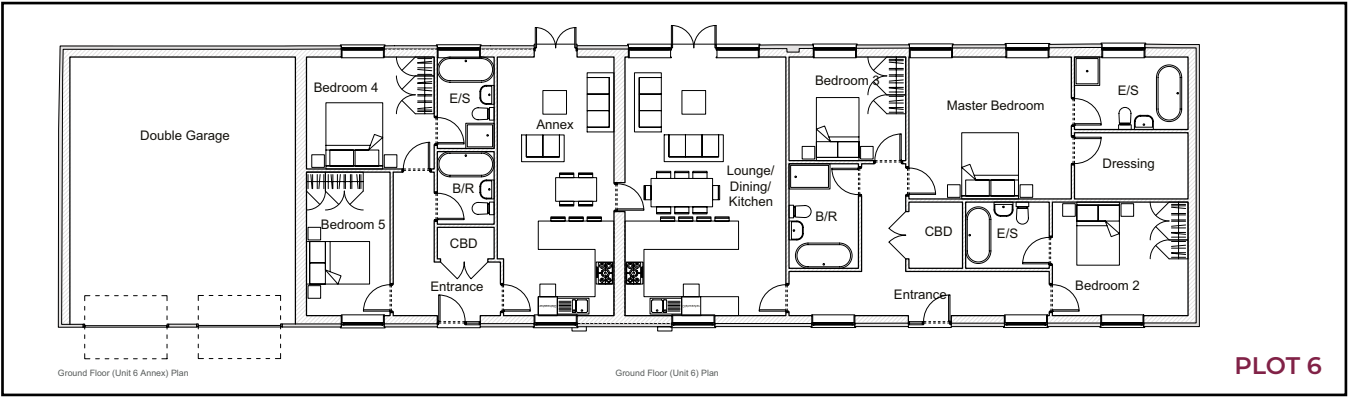
THE SITE

Irchester Grange Farmyard comprises of a range of traditional farm buildings which are located off the Farndish Road approximately 300 metres south of the village of Irchester. The buildings sit within a complex of other buildings and dwellings. The traditional range of buildings comprises granary and threshing barn of two storey height and orientated east/west with three further single storey buildings orientated north/south and partly spanned by a modern farm structure to form an enclosed yard. All of the buildings are constructed in stone under slate roofs and have additional brick and ironstone detailing. Lying to the north of the traditional range is a former poultry shed built off a timber frame supported on a brick plinth and with timber weather board cladding and an asbestos cement sheet roof. Three conjoined Dutch Barns of steel framed construction under corrugated sheeted roofs complete the range. The site is currently accessed off an existing farm entrance from Farndish Road, although the site is sold with an access corridor enabling the construction of a new access drive across an adjoining paddock. In total the site has an area of approximately 0.75 hectares (1.85 acres).

PLANNING

The site has the benefit of Detailed Planning Permission for the conversion of the traditional range into 5 residential dwellings and Prior Approval for the conversion of the poultry shed into a single dwelling as Permitted Development. The detailed planning permission reference NW/23/00089/FUL was approved on 2nd August 2024 and allows for the creation of the following dwellings:

Plot	Beds	Floors	m ²	ft ²
1	4	Two Storey	144.48	1555
2	5	Two Storey	367.80	3959
3	3	Single Storey	118.80	1278
4	4	Single Storey	161.70	1740
5	2	Single Storey	106.80	1149
6	5	Single Storey	272.00	2928



These are to be accessed from a new entrance off Farndish Road and a driveway constructed across the adjoining paddock. The approved application site has an area of 0.5 Hectares (1.25 acres).

The poultry shed Plot 6 has Prior approval for conversion as permitted development and was approved on 16th August 2022 reference NW/22/00460/PAMB. Representing a unique self-build opportunity this envisages the creation of a 5 bedroom dwelling incorporating annex and with a floor area of 272 m². This is to be accessed from the existing farm entrance and is offered with a total site area of 0.25 Hectares (0.6 Acres).

LOTING

The property is offered for sale as a whole or in two separate lots with the poultry shed being available as self-build opportunity separate from the farmyard. The lotting will follow the red and blue edging on the plan

FURTHER INFORMATION

Further details of the approved scheme including copies of the planning decision notices, approved plans and submitted reports can be obtained from the selling agents.

SERVICES

The property is currently connected to mains electricity and water but prospective purchasers should make their own

enquiries of the relevant service providers regarding the connection of services for development purposes.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The poultry shed will be sold with the benefit of a right of way over the existing farm entrance with obligations to share in maintenance. Rights to lay services will also be granted where necessary to facilitate the development of the property. The site will be sold subject to any pre-existing rights, wayleaves and easements.

RESTRICTION

The poultry shed will be subject to a restriction that it can only be developed as a single residential dwelling and annex.

FENCING

Conditions will be imposed requiring the purchaser to fence the boundaries of the site, in accordance with plans approved by the seller.

BOUNDARIES

The purchaser will be deemed to have inspected the land and be satisfied as to the ownership of any boundary, tree, hedge or ditch.

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PLANS AND AREAS

These have been prepared as carefully as possible and are based on the Ordnance Survey Map for identification purposes only. The purchaser shall have been deemed to have satisfied himself/herself as to the description of the land and any error on this statement shall not annul the sale, nor entitle either party to compensation in respect thereof.

TENURE AND POSSESSION

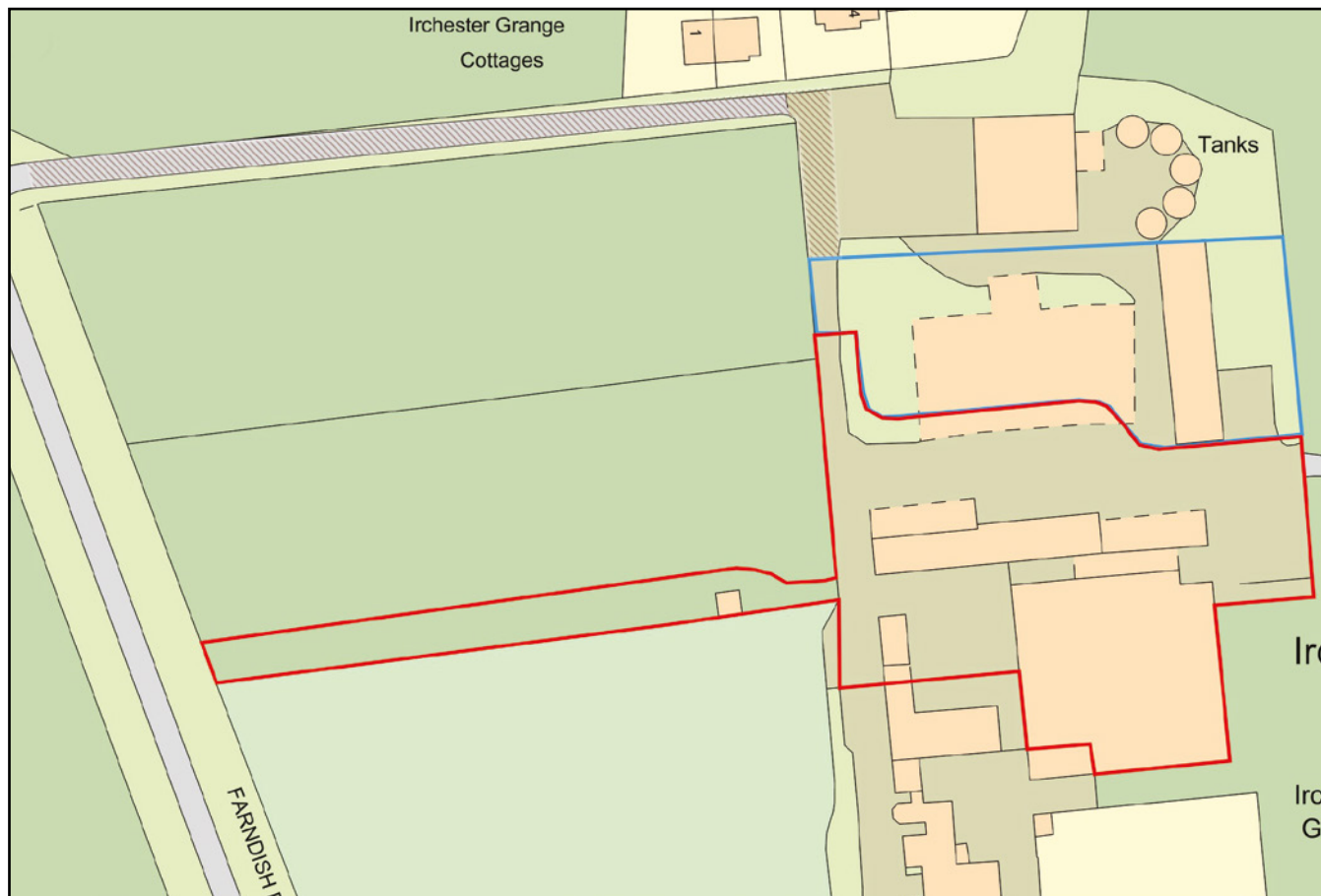
The Freehold interest is offered for sale with Vacant Possession to be given on completion.

VIEWING

Through appointment with the Selling Agents or at the roadside with Particulars in hand.

GUIDE PRICE

The property is offered for sale inviting offers in the region of £1,000,000 (One Million Pounds) Subject to Contract, for the site as a whole. Individual pricing of lots is available on application.



IMPORTANT NOTICE Henry H Bletsoe & Son LLP and for the vendors of this property whose Selling Agent they are, give notice that: (i) all statements contained in these particulars as to the property are made without responsibility on the part of the agents or the vendors for any error, misstatement or omission whatsoever. (ii) none of the statements contained in these particulars are to be relied on as a statement or representation of fact or as any part of the contractual description of the property. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) the vendors do not make or give, and neither agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property. Finally: The property being open to inspection, purchaser(s) shall be deemed to have full knowledge of the state and condition thereof as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the vendor and the purchaser(s) upon any point not involving a question of law arising out of these particulars, stipulations or plans as to the interpretation be referred to the arbitration of the Selling Agents whose decisions shall be final and binding on all parties to the dispute and in every such arbitration the Selling Agents shall decide how the costs of such reference shall be borne. Particulars prepared and photographs taken: October 2024.



Andrew Middleditch

andrew.middleditch@bletsoes.co.uk

01832 732241

01832 732241 www.bletsoes.co.uk

Bletsoes, Oakleigh House, Thrapston, Northamptonshire, NN14 4LJ

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