



## Land and Buildings at Church Farm, Overstone, Northamptonshire, NN6 0AE

- Change of Use of Two Agricultural Barns to Four Dwellinghouses
- Additional Dwelling within the Yard
- Approximately 41.19 acres (16.67 hectares) of permanent pastureland

**AVAILABLE AS A WHOLE OR IN 5 LOTS**

**Bletsoes**  
— EST. 1881 —

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## LOCATION

Church Farm lies immediately to the south of Overstone village and sits within the idyllic Overstone Park. The village itself is located to the north east of Northampton and to the east of the A43. Overstone village has a number of amenities such as a local shop, village hall, Parish Church, public house and both Overstone Primary School and Overstone Park School.

Immediately to the south of the property is Overstone Park resort, which offers a range of benefits including hotel accommodation, wedding venue, restaurant, gymnasium and an 18 hole golf course.

The property is well situated within easy reach of Northampton (3 miles) which offers an extensive range of facilities as well as a fast mainline rail service to London, with journey times of between approximately 1 hour. The A43 is approximately 1 mile to the west and provides good transport connection to the M1.

## DESCRIPTION

Church Farm comprises of a range of farm buildings and a dwelling house, surrounded by permanent pasture land extending to approximately 41.19 acres (16.67 hectares). The property is surrounded by picturesque park land and extensive views across the open countryside.

### Lot 1 (Coloured red on the plan)

The barns comprise a range of modern structures predominately steel framed which occupy a site of approximately 1.61 acres (0.65 hectares).

The barns have the benefit of Prior Approval for the change of use to four dwellinghouses, both were granted at Appeal on 4th December 2019.

Barn 1 comprises of a steel portal framed barn and has Prior Approval to be converted into two semi-detached dwellings measuring 77 m<sup>2</sup> each. Each 2 bedroom dwelling will benefit from ample amenity space and parking facilities. Further planning information can be obtained

from Daventry District Council's website and the reference number is PD/2018/0078 and Appeal Decision reference number is APP/Y2810/W/19/3234721.

Barn 2 comprises of a steel portal framed barn and has Prior Approval to be converted into two semi-detached dwellings measuring 232 m<sup>2</sup> each. Each 3 bedroom dwelling will benefit from ample amenity space and parking facilities. Further planning information can be obtained from Daventry District Councils website and the reference number is PD/2018/0079 and Appeal Decision reference number is APP/Y2810/W/19/3234921.

On the 9th August 2018 Daventry District Council granted a Lawful Development Certificate for an existing barn on the farmstead to be used as a dwelling (Ref DA/2018/0690). This dwelling is an insulated structure built within an agricultural barn to create accommodation measuring approximately 115 sqm (1,235 sqft). This property comprises of kitchen/living accommodation, a shower room and 6 bedrooms.

Copies of the submitted plans and planning consent can be obtained from the selling agents and further information regarding planning can be obtained from Daventry District Council via their website.



### Lot 2 (Coloured blue on the plan)

The land extends to approximately 6.50 acres (2.63 hectares) of permanent pasture paddock land with the benefit of a wooden stable building. The land is accessed directly off Church Lane and is bound by post and rail fencing.

### Lot 3 (Coloured green on the plan)

The land extends to approximately 8.00 acres (3.24 hectares) of permanent pasture paddock land. The land is bound by post and wire fencing and is accessed via a right of way over the farm drive on the southern boundary.

### Lot 4 (Coloured yellow on the plan)

The land extends to approximately 7.86 acres (3.18 hectares) of permanent pasture. The land is bound by post and wire fencing and is accessed via a right of way over the farm drive on the northern boundary.

### Lot 5 (Coloured purple on the plan)

The land extends to approximately 18.83 acres (7.62 hectares) of permanent pasture. The land is bound by post and wire fencing and gently slopes to the south. Access is via a third party right of way over a private drive to Overstone Park.

### SERVICES

There is electricity and water services currently present on site. We would encourage interested parties to make their own enquires with the relevant service provider in respect of this matter.

### EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

Lot 5 is understood to have a right of way over the track which leads through Overstone Park.

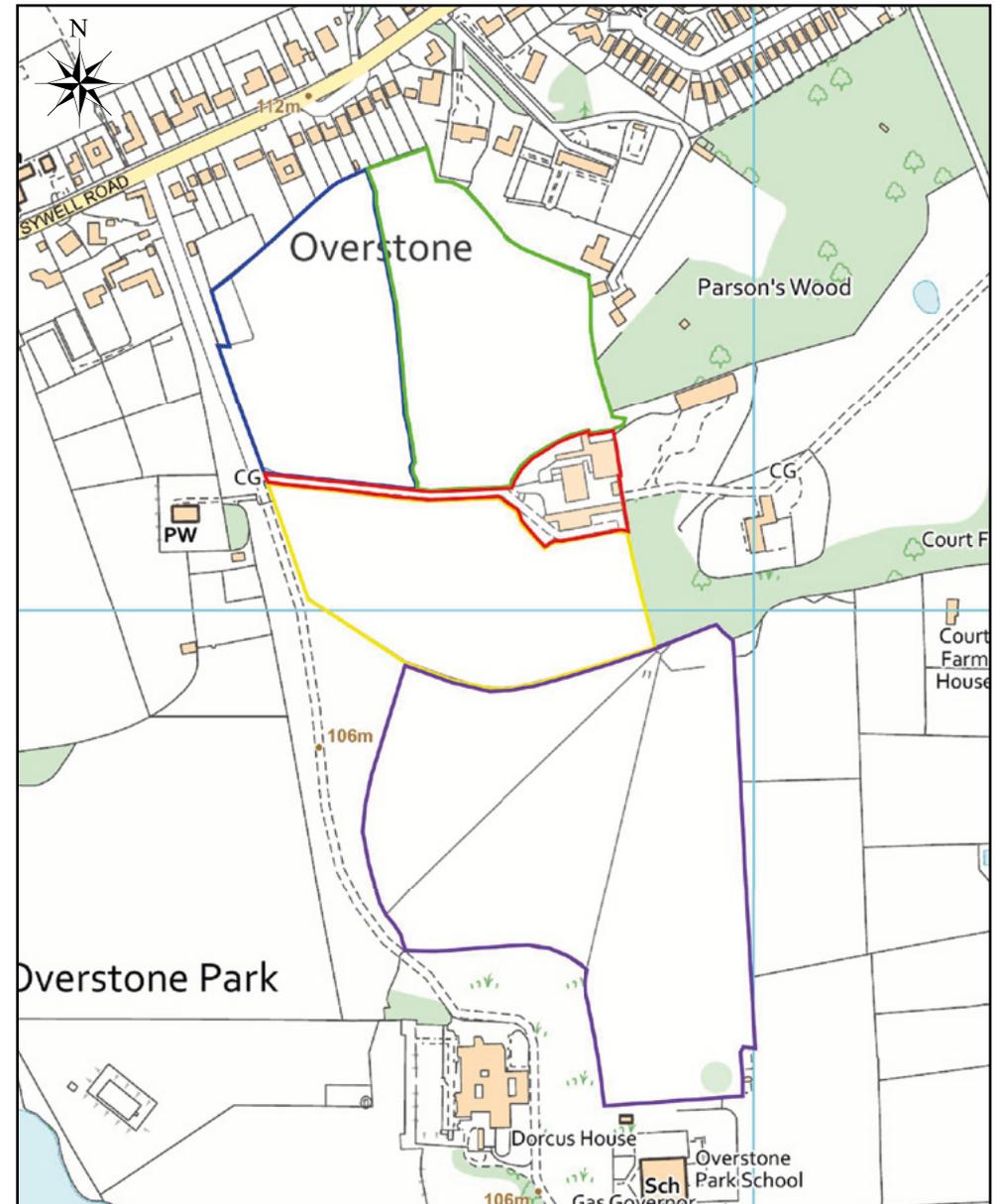
The property is sold subject to any easements, wayleaves or rights of way across the property whether mentioned in these particulars or not.

### SPORTING, MINERAL AND TIMBER RIGHTS

The Sporting, Mineral and Timber rights are included in the sale as far as they are owned.

### OVERAGE CLAUSE

The seller will retain an overage clause across Lots 2, 3, 4 and 5 for a change of use from agricultural, horticultural or private equestrian use. This will be discussed with the purchaser(s) upon accepting an offer.



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**Tristan Peck**  
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01832 732241



**Verity Garlick**  
verity.garlick@bletsoes.co.uk  
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## BOUNDARIES

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

## TENURE AND POSSESSION

The property is offered for sale Freehold with the benefit of Vacant Possession on completion.

## METHOD OF SALE

The property is offered for sale as a whole or in individual lots by Private Treaty.

## PARTICULARS, AREAS AND PLANS

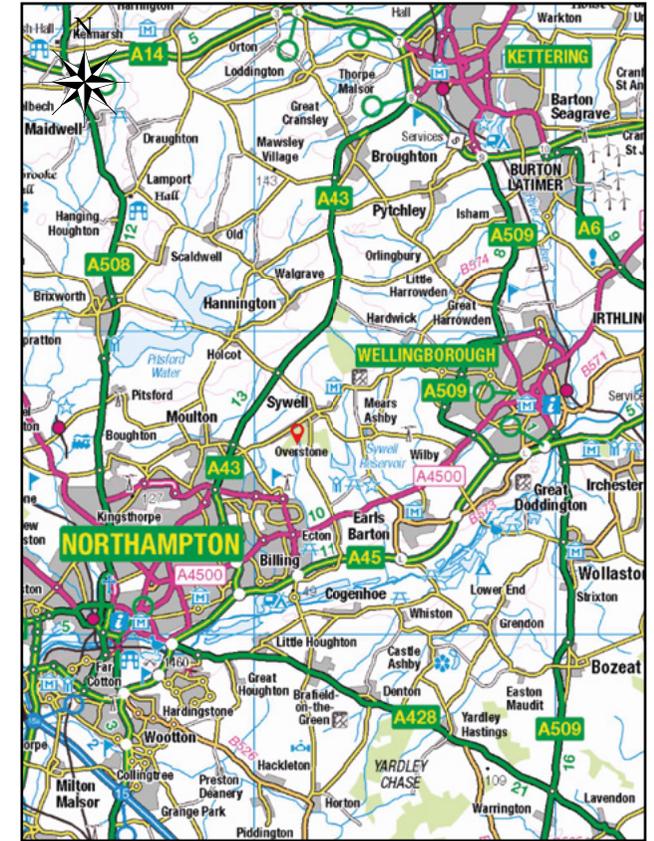
These have been prepared as carefully as possible and based on the Ordnance Survey Plan and are for identification purposes only. The Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property and any error or mistake shall not annul the sale, nor entitle either party to compensation in respect thereof.

## VIEWING

All viewings, other than from the roadside, are to be made by appointment through the Selling Agent.

## 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, mis-statement 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: March 2020.



0  
Your Ref:  
Our Ref: 5115/1

Date as Postmark

Dear Sirs

## **Land & Buildings at Church Farm, Overstone, Northamptonshire**

We have the pleasure of enclosing the details of Land & Buildings at Church Farm, Overstone, Northamptonshire, which we have on the market.

The property comprises approximately 41.19 acres (16.67 hectares) of permanent pasture land, together with a range of farm buildings with the benefit of Prior Approval for Change of Use to four dwellings, and an existing dwelling within the yard.

The property is available as a whole or in five lots:

- Lot 1. Farm Buildings with the benefit of Prior Approval for Change of Use, and existing Dwelling House – Guide Price £800,000
- Lot 2. 6.50 acres of Permanent Pasture & Stable Building – Guide Price £140,000
- Lot 3. 8.00 acres of Permanent Pasture – Guide Price £160,000
- Lot 4. 7.86 acres of Permanent Pasture – Guide Price £150,000
- Lot 5. 18.83 acres of Permanent Pasture – Guide Price £200,000

As a whole the Guide Price for the Land & Buildings at Church Farm, Overstone is £1,450,000

Please do not hesitate to contact either Tristan Peck or Verity Garlick if you have any queries or would like to arrange a viewing.

Yours faithfully,

Henry H Bletsoe + Son

**Henry H Bletsoe & Son LLP**

Email: [tristan.peck@bletsoes.co.uk](mailto:tristan.peck@bletsoes.co.uk) or [verity.garlick@bletsoes.co.uk](mailto:verity.garlick@bletsoes.co.uk)