



9 High Street, Woodford Halse,
Daventry, Northamptonshire NN11 3RQ

HOWKINS &
HARRISON

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An attractive Grade II Listed three-bedroom end of terrace cottage with garden suitable for modernisation or redevelopment, workshop, and three-bay garage on a good-sized plot.

In all extending to 0.12 acres.

For sale by Public Online Auction on
Wednesday 12th June 2024 at Noon.

Features

- Sought after village location
- Three bedrooms
- Grade II Listed
- Offroad parking and large garden.
- In all approximately 0.12 acres (0.05 hectares)
- Three bay garage and workshop

Travel distances

- Daventry – 10 miles
- Banbury – 12.5 miles
- M40, Junction 11 – 11 miles
- M1, Junction 16 – 12.5 miles



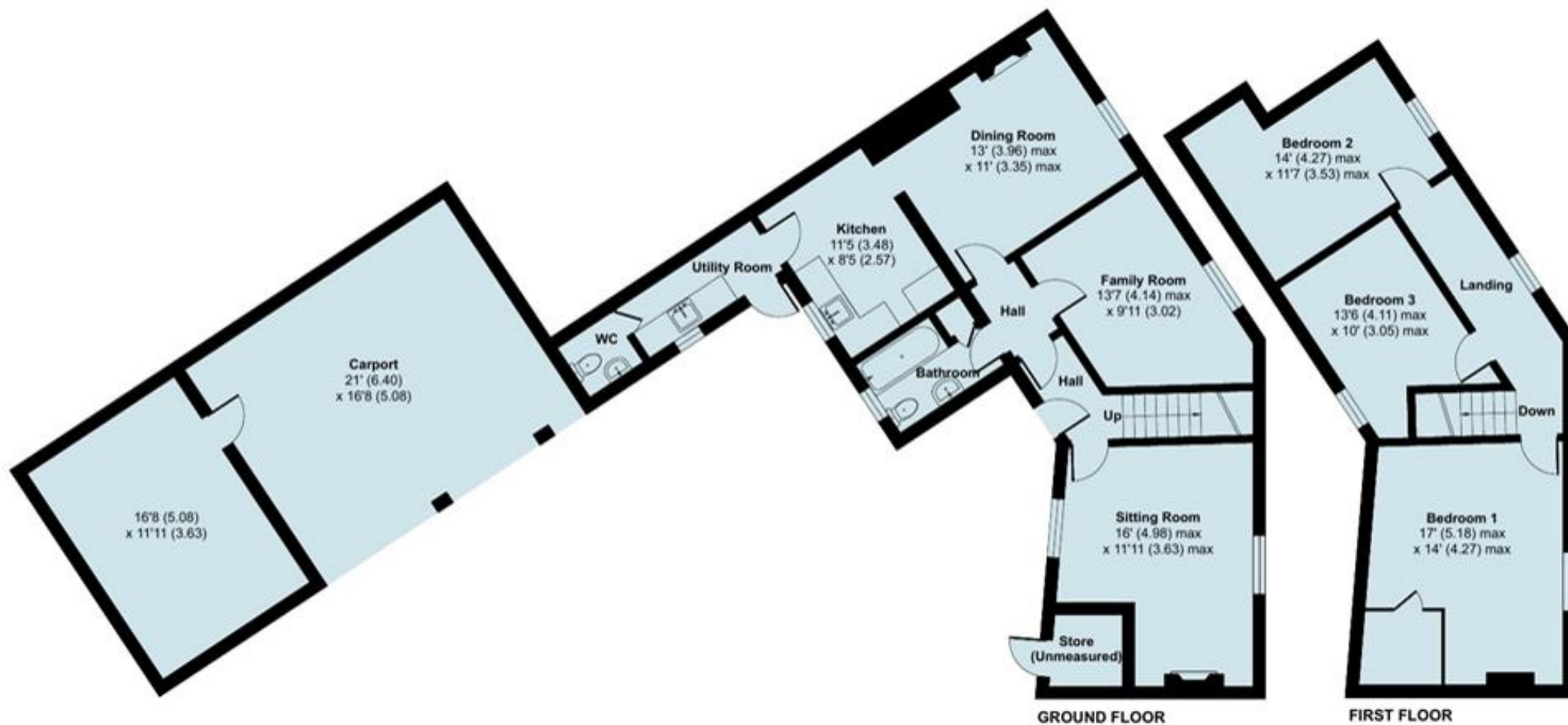
Floor Plan

High Street, Woodford Halse, Daventry NN11

Approximate area = 1389 sqft/129 sq m (excludes store & carport)

Outbuilding = 198 sq ft/18.3 sq m

Total = 1587 sq ft/147.3 sq m



Situation

The property is located off High Street in the village Woodford Halse.

Woodford Halse is a small, picturesque village nestled in the heart of the Northamptonshire countryside, located approximately 10 miles south of the Daventry and 12.5 miles north-east of Banbury. The village benefits from good community spirit and hosts various social events, such as the Annual Christmas Street Fair and Summer Boat Races.

Facilities and amenities include the historic St Mary the Virgin Parish Church, shops, restaurants, public houses, a football club, and the Woodford Halse CoFE Primary School. Woodford Halse is well positioned for a commuter with its excellent road links and a bus that runs hourly between Banbury and Daventry.

Description

9 High Street is a Grade II Listed, end of terrace character property with three-bedrooms and is in need of renovation. The property benefits from private off-road parking, a three-bay garage with enclosed workshop and a garden to the rear.

The Dwelling

The dwelling is of stone construction with coursed squared ironstone and corrugated asbestos roof with single glazed windows throughout. The accommodation is provided over two floors. The accommodation comprises:





Ground floor:

- Utility room (4.8m x 1.48m) Belfast sink, tile floor leading to
- Cloakroom with WC and sink
- Kitchen (2.6m x 3.51m) Belfast sink, brick inbuilt floor units, tile floor and bread oven with archway leading to
- Lounge (4.11m x 2.43 min) tile floor and wood burning stove in alcove
- Corridor (3.57m x 1.03m) front door and stairs.
- Family bathroom (2.55m x 1.71m) panel bath, boiler, WC and sink
- Dining room (2.91m x 3.46m) window to the front of the property, currently being used as a downstairs bedroom
- Study/living room (3.72m min x 3.63m) window to the front and rear of the property, inglenook with fireplace, understairs cupboard

Stairs to the first floor grant access to:

- Master bedroom (4.80m x 4.05m) window to front of the property, built-in cupboard, exposed brickwork and wooden floor
- Corridor (5.27m x 1.17m) with loft hatch
- Bedroom 2 (2.86m x 3.14m) window to the rear of the property, exposed brick walls and wooden trusses
- Bedroom 3 (4.29m x 2.78m) window to the front of the property and exposed brick walls

Outside

- Garage & workshop (9.92m x 4.73m) three bay open front car port with wooden enclosed workshop and door through into it. Concrete floor
- Wooden garden shed (3m x 4m)
- Large garden with a vegetable plot to the rear

Tenure & Possession

The property is sold freehold with vacant possession.

Rights

We are not aware of any rights of way, wayleaves or easements that affect or benefit the property.

Services

The property benefits from mains water, electricity, and drainage connections.

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

EPC Rating

The property has a G Energy Performance Certificate, valid until 21 February 2033, with the potential for a C Rating.

Council Tax

9 High Street is within Council Tax band E with the amount payable for 2023/2024 being £2,724.78.

Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only.

Auction Terms

The property is for sale by online auction. All details, terms, conditions, and contract pack are available on our website.





Online Auction Access

Please visit the Howkins & Harrison website (howkinsandharrison.co.uk), click 'Auctions' in the main heading menu then 'Online Auctions'. To bid; click 'Register' and verify your email address. The purchaser is subject to the following payments upon exchange:

£5000 (incl VAT) is taken from the registered card & apportioned as follows:
Auctioneers Buyers Premium - £1,800 (inc VAT), Auction Platform Fee - £1,800 (inc VAT), £1,400 towards deposit.

The remainder of the 10% deposit of the purchase price is due by 12 noon the next working day. The purchaser is subject to the following payments upon completion: balance of the purchase price, search fees to a maximum of £288 (inc VAT) & administration fee - £480 (inc VAT).

Anti Money Laundering Regulations

Under the money laundering directive (S12017/692) we are required under due diligence as set up under HMRC to take full identification (e.g. photo ID and recent utility bill as proof of address). When a potential purchaser submits an offer for a property, please be aware of this and have the information available.

Viewing

Strictly by prior appointment only via the selling agent
Howkins & Harrison. Contact Tel: 01788 564680.

Vendors Solicitor

Laura Taylor, Ladders, Stratford Upon Avon
laura.taylor@ladders.co.uk | 01789206949

Local Authority

West Northamptonshire Council – Tel. 0300 126 7000.

Contract Pack

The contract pack will be available on our website.

What3Words

///bonnet.burst.broached



Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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