



Newstead Bungalow, Hillmorton Lane,
Yelvertoft, NN6 6LN

HOWKINS &
HARRISON

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A three-bedroom single storey dwelling that is subject to an Agricultural Occupancy Condition (AOC), with garden to the front and rear, single bay garage and land, extending to approximately 4.89 acres in all.

For sale by Private Treaty.

Features

- Three-bedroom bungalow (subject to AOC)
- Land - 4.89 acres in all
- Close to local amenities
- In need of renovation
- Off road parking

Situation

The property is located off Hillmorton Lane in the western edge of Yelvertoft village.

Yelvertoft is a small, picturesque village nestled in the heart of the Northamptonshire countryside, located approximately 7 miles east of Rugby and 10 miles north of Daventry. The village benefits from excellent transport links with Junction 18 of the M1, Junction 1 of the A14/M6 situated within 7 miles. Rugby offers a direct train line into employment hubs such as London and Birmingham within an hour.

Facilities and amenities include a Church, schools and a public house. Wider facilities are available in the surrounding villages and towns of Crick and Rugby.

Travel Distances

- Crick – 2.5 miles
- Rugby – 7 miles
- M1, Junction 18 – 3.5 miles
- A14, Junction 1 – 6.5 miles



Site Plan



Description

House:

Newstead is a three-bedroom detached bungalow that requires renovation throughout. The garden to the rear includes a paved patio area while the lawned garden to the front is south facing and bordered by a mixture of leylandii and mature trees to all sides. A single bay garage and porch is situated to the side of the property all of which can be accessed via one of the two concrete drives to the front.

The accommodation comprises:

- Garage
- Utility
- Kitchen and pantry
- Dining/Living Room
- Bathroom
- Bedroom 1
- Bedroom 2
- Bedroom 3

Side door with access to porch and doors off to:

- Car Port and Kennel

For further information regarding the layout of the property please refer to the floorplan.

Land:

Approximately 4.62 acres in a single parcel of ridge and furrow pasture. The field is rectangular in shape and flat in nature. The land benefits from frontage off Hillmorton Lane and can be accessed via the field gate in the south western corner. The land is bound to all sides by established hedgerows and mature trees.

The land would be suited to agricultural or equestrian use and a stable facility could be possible by obtaining the necessary planning permissions from West Northamptonshire Council.

Services

The property is connected to mains electricity, and a private drainage connection.

A mains water connection services the house and water trough in the field is shared with the farm adjacent. It will be the purchasers responsibility to install sub meters.

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 an EPC rating of 'D' (56), valid until 3 September 2034, with the potential for a B (91) Rating.

Council Tax

Newstead is within Council Tax band D with the amount payable for 2024/2025 being £2,247.21.

Development Uplift

The land will be sold subject to a development uplift clause which will reserve 30% of any increase in value due to any non-agricultural or non-equestrian development that takes place within a period of 30 years from the date of sale.

These clauses will be triggered either upon the implementation of a planning consent or the sale of the property following planning consent. For the avoidance of doubt any agricultural buildings or stables or equestrian facilities constructed would not trigger the clawback clause.

Planning

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.

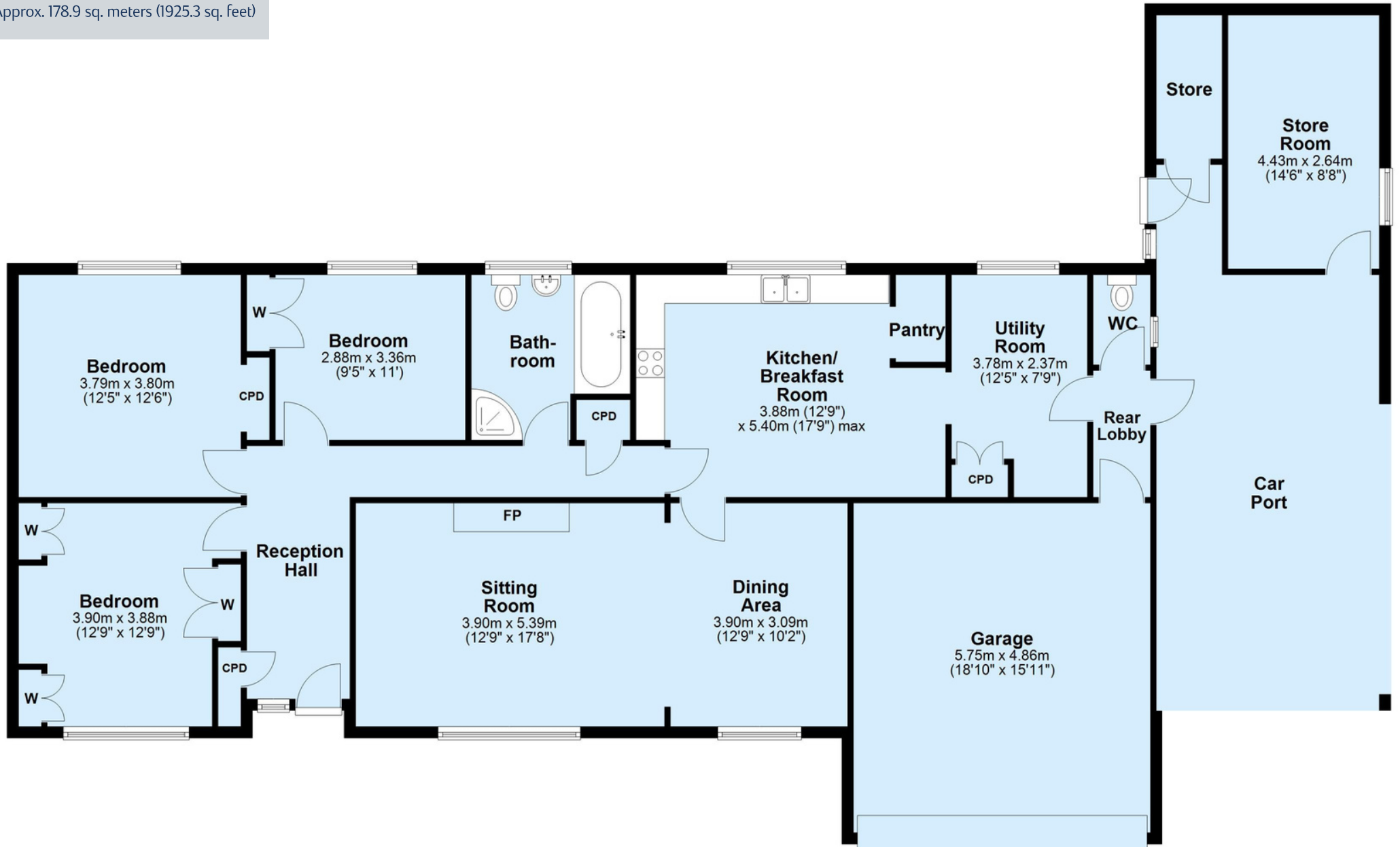




Floor Plan

Ground Floor

Approx. 178.9 sq. meters (1925.3 sq. feet)





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