



The Manor House Barn Vineyard Gardens, Brixworth, Northampton, NN6 9FR



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An outstanding detached former hay barn with planning permission for residential conversion. The barn extends to approximately 9,000 square feet and enjoys spectacular views across the Brampton Valley to the south and west. The barn is offered together with gardens and paddock extending in total to approximately 6.35 acres and an option to purchase the adjoining Brixworth Manor Vineyard totalling around 35 acres.

**Price £1,350,000 Freehold**

### PLANNING

Planning permission was granted by West Northamptonshire Council on the 8th February 2024 granting a Lawful Development Certificate (proposed) for deemed prior approval under Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) England (Order 2015 as amended) for the conversion of an agricultural building to four dwellings. The second schedule of the consent refers to agricultural barn Victors Barn, Hill Farm, Brixworth, NN6 9DQ known as The Manor House Barn, Vineyard Gardens, Brixworth. Planning Application Number 2024/1348/LDP. The decision date was the 10th July 2024.



### DRAWINGS

The approved plan shows the existing barn divided into four dwellings, however, the vendors architect has prepared a scheme showing the property converted for use as a single residential dwelling providing six ensuite bedrooms with superb open plan kitchen/living room, indoor swimming pool and gymnasium.



### THE BARN

The existing building is a very substantial modern clear span steel framed building with breeze block inner skin to ground floor level and external corrugated steel cladding, the whole with level concrete floor and including an east and west wing each with mezzanine level floors, the building approached through a central roller shutter door. The immediate grounds extend to approximately 0.9 of an acre have been levelled and part seeded to grass., the rear garden backing onto Merry Tom Lane and screened by a belt of mature deciduous trees, established hedging and post and wire fencing.



### PADDOCK LAND

Located immediately to the south of The Manor House Barn this area is largely down to grass with a tarmac road leading to the Vineyard. Part of this land has planning permission for use as a trekking centre with a three bedroomed house, 21 stables and eight ensuite guest bedrooms.



### VINEYARD OPTION

The Brixworth Manor Vineyard is located to the immediate south adjoining the boundary of the land to be sold and will be available under separate terms comprising an area of approximately 34.77 acres and planted with 29,000 mature vines let on a Farm Business Tenancy. To the south of the Vineyard there is a level concrete base for the construction of a 10,000 square foot wine making facility.



### VEHICLE ACCESS

Running along the existing estate road from the A508 currently serving the Brixworth Cricket Club and Tennis Club and leading to Vineyard Gardens. An electrically operated gate opens to the private tarmac road leading to The Barn, this road being 5 meters in width with kerbs and terminating at the driveway to The Barn after turning south towards the Vineyard.



### SERVICES

Main electricity is connected, main water is available for connection through Vineyard Gardens and main gas is available for connection on site. Drainage will be to a private water treatment plant to be located within the site.



### LOCAL AMENITIES

Within the village of Brixworth there is the historic Saxon Church, two public houses, a restaurant, coffee shop, takeaways, the Brixworth Primary School with secondary education at near by Moulton and Guilsborough County Schools. Pitsford Reservoir and the Brixworth Country Park stand close by and Brixworth Medical Centre. Rail links are from Northampton Castle Station to London Euston and Long Buckby to Birmingham New Street. The site is adjacent to the Brixworth Cricket and Tennis Clubs.

### HOW TO GET THERE

From Northampton proceed in a northerly direction along the A508 Market Harborough Road leaving to the town and passing the villages of Boughton and Pitsford. Continue onto the roundabout on the south side of Brixworth adjacent to Pitsford Water and take the first exit on the left onto the Northampton Road heading towards Brixworth. The access to Vineyard Gardens is the SECOND turning on the left hand side also leading to Brixworth Cricket Club. Follow the road to the end and at the roundabout bear left and carry straight on through the gate to the Barn.

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