



MANOR FARM BARN, COLD ASHBY.



MANOR FARM BARN, BRIDLE LANE, COLD ASHBY. NN6 6EH

An opportunity to purchase a barn with planning permission for conversion to provide accommodation in excess of 3,000 square feet. There is the option to purchase with 34.5 acres of land or as a plot, the plot size being approximately 0.65 of an acre.

LOCATION

Manor Farm Barn is situated on the northern edge of the rural village of Cold Ashby, Northamptonshire with views to the countryside beyond. Cold Ashby, whilst in a rural location, is well located sitting part way between the county towns of Northampton (15 miles) and Leicester (20 miles) and with easy access to the A14 and the wider highway network. The property is equally well placed to provide easy access to Market Harborough and Rugby which have mainline train services to London and Birmingham in under one hour. The property has good access to both private and local education with primary schools available at Naseby, West Haddon and Guilsborough with secondary education at Guilsborough Academy.

DESCRIPTION

Approached via Bridle Lane, Manor Farm Barn comprises a single portal framed former agricultural building which is partially enclosed with corrugated sheeting and timber sleepers with a concrete floor. Prior approval was granted by West Northamptonshire council in a decision dated 18 April 2024 for the conversion of the building to a single residential dwelling, extending to 289m², 3,110 square feet internally. The accommodation has been designed to provide open plan kitchen, dining and living areas, a snug, study and utility room together with a master suite (including dressing room and ensuite) and three further double bedrooms. Externally, there is a range of further redundant agricultural buildings, which are expected to be demolished, and in total the property extends to approximately 0.65 acres (0.26 hectares). The planning application reference number is: 2024/1386/PA. A copy of the planning decision notice is available online.

SERVICES

There are currently no services connected to the property. We understand that water is available at the junction of Bridle Lane, Main Street. Electricity to the property was formerly via the overhead cable to the west of the site but has been disconnected. Prospective purchasers should make their own enquiries as to the location and availability of services. The vendors shall assist, where reasonably required, with the provision of wayleaves/easements for services across their retained land.

BOUNDARIES

The purchaser shall be required to erect a post and four rail stock proof fence to the northern and eastern boundaries of the property within six months of completion of the sale. Boundary ownership, where known, is shown with an inward marked 'T'.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

A right of access exists over the part of the Property shown shaded blue on the aerial photograph for the benefit of the adjoining property, Manor Farmhouse. The right of way is: 'a right of way at all times with or without vehicles...subject to the Transferee paying to the Transferor, a fair and reasonable proportion according to user of all costs reasonably and properly incurred in keeping the Access in reasonable repair and condition'. The property is being sold subject to, and with the benefit of, all rights including rights of way whether public or private, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to in these particulars or not.

RESTRICTION

The property will be sold subject of a covenant restricting its use to a single private dwellinghouse.

METHOD OF SALE

The property is offered for sale by Private Treaty. The vendors reserve the right to conclude the sale by any means available.

LOCAL AUTHORITY

West Northamptonshire Council, The Guildhall, St Giles Square, Northampton NN1 1DE.

SOLICITORS

Arnold Thomson Solicitors, 205-207 Watling Street West, Towcester NN12 6BX. Ref: Morgan Baines.



DIRECTIONS

From A14 J1 take the A5199 south towards Northampton for approximately 0.5 miles. Take the right turning signposted to Cold Ashby. As you enter the village continue on the main road as it bears right with the village hall on your right. At the green (with the post box and telephone box) turn right onto Bridle Land. Manor Farm Barn is located on the left hand side through the five bar metal gate.

VIEWING ARRANGEMENTS

Strictly by appointment.
No persons to access the barn and land at any time unless accompanied by Naylor's, the selling agent.

Planning application reference number is: 2024/1386/PA

Particulars prepared May 2025

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Make the move

