



# The Barn Wards Lane, Yelvertoft, Northampton, NN6 6LY



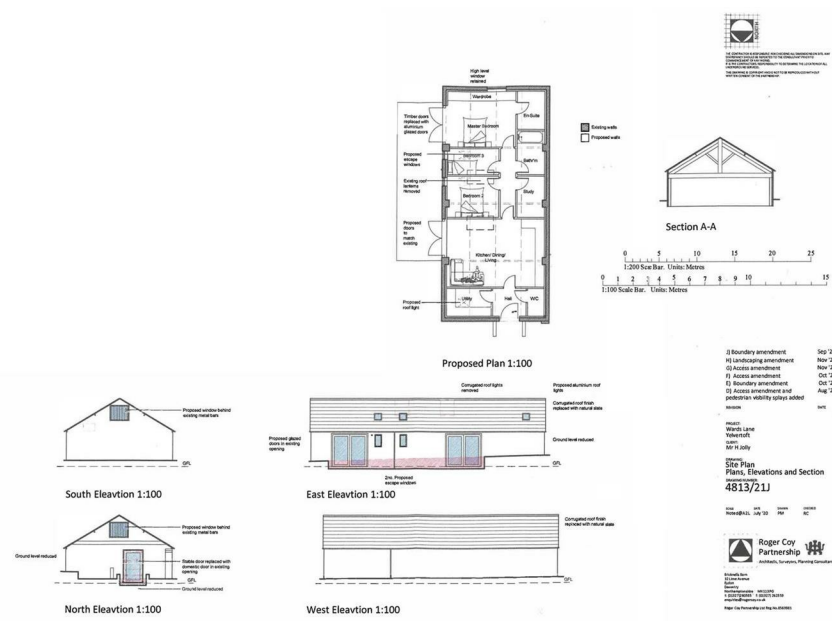
**For auction £140,000**

FOR SALE BY AUCTION ON WEDNESDAY 14TH OF FEBRUARY 2024 AT 11AM  
SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £140,000 TO £160,000

VIEWING BY APPOINTMENT ONLY (SAT 27/01/2024, SAT 03/02/24 & SAT 10/02/24 2pm- 2:30pm)

This delightful detached single-storey barn stands on the edge of the village location on the outskirts of the picturesque rural village of Yelvertoft and has the benefit of full planning permission to convert to a single residential dwelling with three bedrooms. The Planning Consent provides for a new vehicular access. The property will be sold together with garden ground extending to approximately 0.16 of an acre currently down to grass and bounded in part by an established red brick wall, the boundary of the Manor House gardens. The barn extends to a floor area of approximately 1,050 square feet.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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## PLANNING PERMISSION

Full planning permission application number 2023/6531/FULL was granted on the 5th of October 2023 for the conversion of The Barn to a single dwelling including access and parking arrangements. A copy of this consent is available for download with the legal pack.

## PLANS REFERRED TO

The development should be carried out in accordance with amended plans reference 4813/mapE and 4813/21k and the landscaping proposal mapSB/JS/695/LPS.

## TREE PRESERVATION ORDER

The planning consent allows for the removal of the decayed Ash tree (DA264-T1) to be replaced with a new tree within the garden.



## COMMUNITY INFRASTRUCTURE LEVY

The development would be liable to pay the Community Infrastructure Levy (CIL) subject to any exemptions being claimed.

## ACCOMMODATION

The existing barn is constructed of mellow red brick beneath a corrugated iron roof comprising two interconnecting rooms each with its own access points and measuring to a total floor area of approximately 1050 sq ft. The approved plans show the dwelling with three bedrooms including a master suite, a separate bathroom, an open plan kitchen and living space, a separate study, a utility room, an entrance hall and a separate cloakroom. The selling agents estimate the Gross Development Value of the property converted in accordance with the planning consent to be approximately £350,000.



## EXTERNAL LANDSCAPING

The existing five bar gate is to be relocated further along Wards Lane where a new vehicular access with turning space will be created providing two off road parking bays allocated to this property. The garden stands largely to the East of the property currently down to grass with the boundaries a combination of close boarded fencing post and rail fencing, with hedge planting and on the eastern side the boundaries are established red brick wall adjacent to the Manor House grounds where there is a disused brick kiln.



## SERVICES

Main water and electricity are connected. Purchasers are advised to make their own enquiries of the utility companies with regard to the availability of drainage and the suitability of the electricity and water supply for residential use.

## ACCESS

The vendor will retain ownership of the vehicular access but will grant a right of way for vehicles to pass and repass at all times for access to the parking bays. Contributions to the future maintenance of the access will be according to user.



## HOW TO GET THERE

The village of Yelvertoft is located approximately 3 miles to the North East of junction 18 of the M1 motorway also convenient for access to the A14, the M6 and the M45. The village is surrounded by open countryside and can be approached from the A428 from West Haddon via the Yelvertoft Road. On entering the village proceed past All Saints Church on the right-hand side along High Street and then take the first turn on the right into Wards Lane which is a no-through lane. The Barn stands on the right-hand side.

## PRICE INFORMATION

\*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

## BUYERS PREMIUM CHARGES

The purchaser will be required to pay a buyers premium charge of £2500 +VAT (£3000)

## BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1000 + VAT (£1200).

**DODRG01122023/9747**

For further information on viewing call 01604 259773