



Great Addington stands in open countryside some seven miles to the south east of Kettering and is convenient for access to the A14 and the A6 and the A45 trunk roads. The Rushden Lakes retail and leisure park is approximately six miles distant and within the village there is the Parish Church of All Saints, the village primary school and the Hare and Hounds public house.



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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	



## Barns At, Rectory Farm Great Addington, Kettering, NN14 4BQ



**For auction Auction Guide £250,000**

FOR SALE BY AUCTION ON WEDNESDAY 12TH JUNE 2024 COMMENCING AT 11AM  
 SALE BY LIVE STREAMED AUCTION  
 GUIDE PRICE £250,000 TO £285,000  
 VIEWINGS BY APPOINTMENT ONLY

This exciting residential development site comprises a pair of period stone barns dating from the early 1800's situated in a rural location on the outskirts of the high premium village of Great Addington in east Northants. The site has full planning permission to convert a two storey former grain barn to a substantial four bedroomed home of around 2400 square feet with garaging and private garden as well as a single storey stone barn with consent to re-build to create a two storey four bedroomed stone house of around 1865 square feet. Lawful development has been approved following the completion of another barn on the site.

9 Westleigh Office Park, Northampton, NN3 6BW  
 T: 01604 259773 F: 01604 232627  
[www.auctionhouse.co.uk/northamptonshire](http://www.auctionhouse.co.uk/northamptonshire)

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## DESCRIPTION

The barns form part of the former yard to Rectory Farm and the original consent provided for three dwelling of which one has been completed and occupied. The two barns now for sale comprise the larger part of the property including the former walled stock yard and will be accessed from the highway by the existing drive to the farmhouse and shared by the four dwellings. Adjacent to the access there is a Utilities Area to be retained by the vendors which will house the drainage and service connections.



## PLANNING

A Lawful Development Certificate was issued by East Northamptonshire District Council dated 10th June 2020 for Lawful development of planning permission 13/00066/FUL (conversion/redevelopment of existing agricultural buildings into two dwellings) planning permission 14/01336/FUL (Conversion of existing barn to form one dwelling and 14/00648/FUL (Demolition of existing barn B and erection of replacement building to form one dwelling)



## SERVICES

Three phase main electricity is laid in ready to be connected to each barn with capacity for Electric Vehicle Charging points. There is a metered main water supply also ready for connection in the site utilities area with service pipe to each barn. Drainage will be to a Biodisc foul water treatment facility to be installed by the purchaser for each of the barns within the utilities area on site. Stormwater drainage has been installed for Barn B by the vendors.



## BARN A

48'6 x 17'6 and 44' x 16'6

Comprising the original Grain Barn constructed of stone and attached to a single storey section with hovel arches designed to accommodate the kitchen of the converted dwelling. The plans show four reception rooms, hall, kitchen, utility and cloaks/boot room on the ground floor and four bedrooms with master suite and bathroom on the

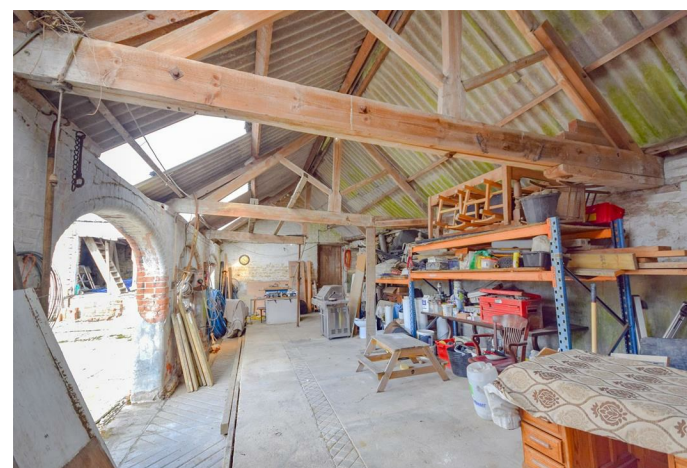
first floor. The property will provide approximately 2400 square feet of accommodation. In addition the property will have private gardens and garaging as well as off road parking.



## BARN B

45' x 34'

The former stable block with stock yard has planning permission to demolish the existing building and construct a new stone house of approximately 2750 square feet with two reception rooms, kitchen/breakfast room, utility and cloaks together with four bedrooms and three bathrooms. Externally there will be a garden, off road parking and garaging.



## GROSS DEVELOPMENT VALUE

The sellers agent would expect the GDV under present market conditions to be in the region of £1,500,000 once completed.



## BUYERS PREMIUM

The purchaser will be required to pay a buyers premium charge of £1800 (£1500 plus VAT)

## ADMINISTRATION CHARGE

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

## HOW TO GET THERE

From the A45 Nene Valley Way at Higham Ferrers take the northern exit along the A6 signposted to Irthlingborough and Finedon. Continue straight on at the next roundabout junction and take the next right turn signposted Little and Great Addington along the Addington Road. Continue for two miles passing the village of Little Addington and on entering Great Addington along Lower street proceed up the hill passing the Hare and hounds pub and into Main Street. On arrival at the parish Church turn left into Cranford road and proceed out of the village and down the hill for approximately half a mile where the entrance to Rectory Farm stands on the right hand side.



## LOCAL AMENITIES

For further information on viewing call 01604 259773