

Development Opportunity

MIDDLETON, MARKET HARBOROUGH

JAMES
SELICKS

*Red boundary line illustrates the property's boundary



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An exciting residential development opportunity, occupying a central position within an attractive Northamptonshire village, comprising a characterful period farmhouse, an excellent range of traditional outbuildings and an adjoining field. The driveway and field benefit from an outline planning consent for four detached dwellings. In all the total plot including the farmhouse extends to approximately two thirds of an acre.

Exciting residential development opportunity • Outline Planning Ref. NC/23/00152/OUT on the driveway and field • Attractive Northamptonshire village setting • Approximately two thirds of an acre total plot • Characterful three-bedroom period farmhouse • Farmhouse requiring refurbishment and modernisation • Excellent range of traditional barns and outbuildings • Courtyard, walled garden and level field • Outline planning consent for four detached dwellings • Excellent potential for developers, investors or private buyers

Accommodation

The property presents a particularly interesting opportunity for developers, investors or those seeking a substantial village property with considerable potential. At its heart is an attractive period farmhouse constructed principally of natural stone, together with a collection of traditional barns and outbuildings arranged around a courtyard, established gardens and a level paddock.

The farmhouse, which now requires refurbishment and modernisation, has a brick-built gable elevation facing Main Street, with a driveway extending alongside the house and providing access into the site. The house itself extends away from the road and adjoins a substantial period barn, which continues beyond the main accommodation and forms one side of an attractive enclosed courtyard.

The existing farmhouse provides well-proportioned accommodation arranged over two floors.

On the ground floor, an entrance hall leads to a double-aspect sitting room featuring a fireplace with wood-burning stove. The generous kitchen/breakfast room incorporates a traditional Rayburn stove, with the ground floor accommodation further complemented by a useful utility/boot room and cloakroom. On the first floor, the landing provides access to three bedrooms together with a family bath/shower room.

Outside

To the opposite side of the courtyard is a further traditional outbuilding, comprising a three-bay stable adjoining the rear of the farmhouse. Beyond this is an open-fronted store together with a stone-built, double-width garage. The collection of existing buildings provides considerable character to the site and creates an appealing traditional farmstead setting.

Beyond the garage is an established walled garden containing a number of fruit trees and a greenhouse, whilst alongside lies a largely level paddock enclosed by a combination of stone walling and fencing. The site extends in total to approximately two thirds of an acre and benefits from outline planning consent for residential development comprising four detached houses.

Planning

Outline planning consent has been granted for residential development of the driveway and field, with all matters reserved.





Application Number: NC/23/00152/OUT

Description: Outline planning application for residential development, all matters reserved.

Decision Date: 19th November 2024

Decision: Allowed at appeal – Appeal Reference APP/M2840/W/24/3339033.

The approved scheme provides an exciting opportunity for the creation of four individual detached homes within this attractive village setting. Prospective purchasers should note that all matters are reserved, including the detailed and technical design of the proposed access. Interested parties must therefore make their own enquiries and satisfy themselves as to the ability to provide an access capable of securing the necessary Reserved Matters approval.

Please note

We as agents do not have information relating to the approximate build costs associated with the construction of the proposed. Prospective purchasers are encouraged to seek independent guidance relating to material and construction costs before committing to a purchase.

Location

Middleton is a pretty rural village lying eight miles east of Market Harborough. The adjacent village of Cottingham offers a parish church, village shop with café, a public house, a village hall, and an OFSTED rated 'good' primary school. Middleton is well placed for access to Market Harborough, Uppingham, Corby and Kettering town centres. The property is close to the van Oppen polo club with its pleasant Safari bar and the Rockingham Wheelers cycling club.

For commuters mainline rail can be found (London St Pancras), at Market Harborough, Corby, and Kettering, while major road networks including A14, A1, M1/M6, considered by the UK Logistics sector as The Golden Triangle, are all readily accessible. The historic village of Rockingham is situated at two and half miles distance. An abundance of local walks, from the village into the Welland valley, as well as East Carlton Country Park are on the doorstep of the village.







Floor 1 Building 1



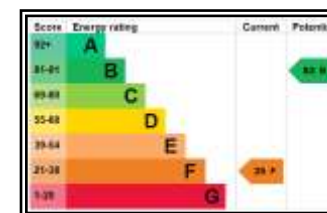
Floor 2 Building 1



Floor 1 Building 2

Tenure: Freehold
Local Authority: Corby Borough Council
Tax Band: E
Listed Status: Not Listed. Built 1999
Conservation Area: Yes – House, driveway and garden is in the conservation area, but the field with planning is not
Tree Preservation Orders: Any trees at the property would be subject to a TCA (Tree in a Conservation Area)
Services: The property is offered to the market with mains electric, solid fuel heating/electric storage heaters and mains water and mains drainage.
Meters: Water meter and electric smart meter
Loft: Insulated (mineral wool insulation)
Broadband delivered to the property: FTTC
Non-standard construction: Of standard construction
Wayleaves, Rights of Way & Covenants: Yes
Flooding issues in the last 5 years: No
Accessibility: Two storey dwelling. No modifications for accessibility

Satnav Information
 The property's postcode is LE16 8YU



Approximate total area⁽¹⁾

233.4 m²
 2512 ft²

Reduced headroom

1.5 m²
 16 ft²

(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

