On the instructions of the
Joint Fixed Charge Receivers



Online Auction

Thursday 26th November 2026

Stoke Farm House, Lower Road, Stoke Albany, Market Harborough, Leicestershire, LE16 8PZ

Sanderson Weatherall

Freehold development opportunity including part converted barn to residential and former clubhouse with planning for residential conversion, former golf course, agricultural land, lakes and car parking on a site area of approximately 123.29 hectares (304.65 acres)

- Guide Price: £2,400,000
- Bidder security deposit: £3,500
- Start time: 10.00am

Property Summary

- On the instructions of the Joint Fixed Charge Receivers
- Freehold development opportunity
- Includes part converted barn to residential and former clubhouse with planning permission for residential conversion
- Former golf course, agricultural land, lakes and car parking
- 123.29 hectares (304.65 acres)
- Occupancy terms and rent unknown



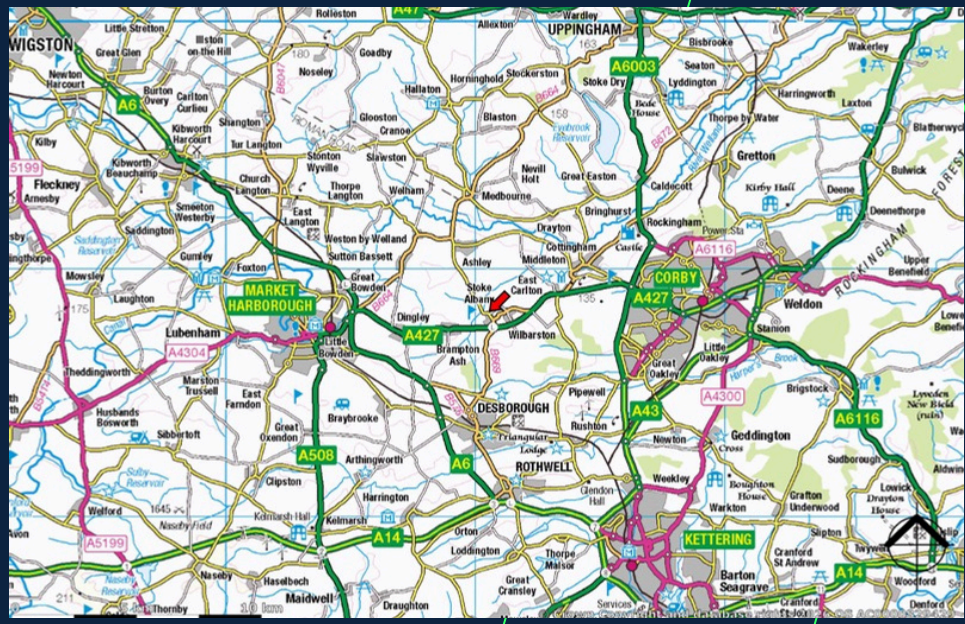
Location

The rural village of Stoke Albany is located approximately 6 miles east of Market Harborough and 10 miles north-west of Kettering. The property is located about one mile to the north of the village.

The property is well connected with good transport communications being close to the A427 and A14 trunk roads and 21 miles to the east of the M1 motorway (Junction 19). Train services are available close by in Market Harborough, Kettering and Leicester. Birmingham Internation Airport is approximately 51 miles to the west.

Stoke Farm is surrounded by agricultural land and lies to the north of Stoke Albany, on the west side Ashley Road that connects with the A427 trunk road leading from Market Harborough to Corby.

What3words: https://what3words.com/forever.chugging.smiling



Description

Redbrick barn

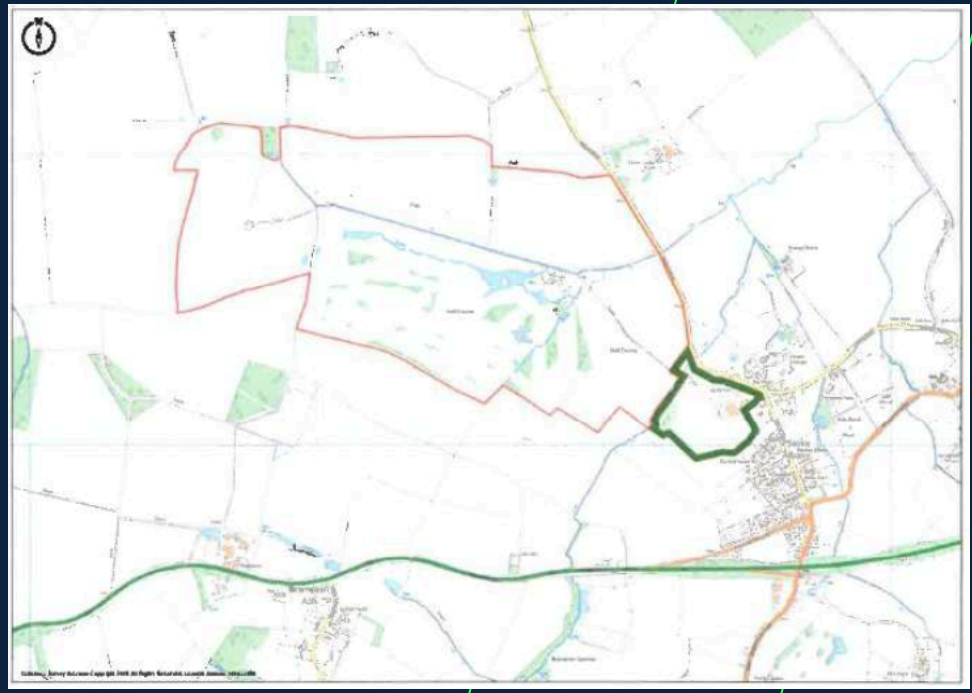
The property forms a courtyard shape layout comprising a part two storey brick built barn on the western wing and a single storey barn forming the remainder of the building.

Planning permission was granted on 21/05/1991 for the change of use from redundant farm building to a single dwelling, subject to a schedule of condition. The property has been partly redeveloped, but we understand that building works have not been completed. The refurbished property would provide a four bedroom residential dwelling of 179.69 sq m (1,934 sq ft).

Clubhouse including office and a one-bedroom flat

The property comprises a detached building of brick construction formerly the golf course clubhouse, with ancillary office and residential accommodation.

Planning permission has been granted for change of use and conversion to a private residential five bedroom dwelling of approximately 470.00 sq m (5,059 sq ft).



Land

The land extends to approximately 123.94 hectares (306.26 acres) and we understand it is made up as follows:

- Five arable fields totalling 73.78 hectares (182.31 acres)
- One pasture field (adjacent to Redbrick barn) of 3.10 hectares (7.66 acres)
- Former golf course pastureland 36.34 hectares (89.79 acres)
- Amenity woodland of 5.30 hectares (13.12 acres)
- Tracks and car parks of 2.94 hectares (7.27 acres)
- An additional 1.82 hectares (4.50 acres) of pond features and lakes over the former golf course area

Tenancy

The Auctioneers have not been able to inspect the property. We understand the property is occupied under unknown terms. The purchaser will be responsible to regularise any leases, tenancies or occupancies that may exist at the property upon completion. Please refer to the legal pack for further information.

Planning

We would advise interested parties to contact the local authority or to review the Council's planning portal.

North Northamptonshire Council (0300 126 3000)
www.northnorthants.gov.uk



































Guide Price
£2,400,000

Tenure
Freehold

EPC
Not required

VAT
Please refer to the legal documentation

Legal documentation
Interested parties should read the legal pack for further information at www.swpropertyauctions.co.uk to download the pack.

Seller's Solicitor
Brecher LLP
Ruth Doyle | 020 7563 1000 | rdoyle@brecher.co.uk

Sanderson Weatherall

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Dated - 2/11/2026