



Holywell Farm, Bradden, Northamptonshire, NN12 8ED

HOWKINS &
HARRISON

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Offers in Excess of: £875,000.

A fantastic opportunity to acquire a rural property in an elevated position, standing in grounds of approximately 11 acres. Currently a single storey dwelling, this could easily be extended and remodelled to create a substantial country property with outstanding views, subject to the relevant Planning Permission. There is also the opportunity to acquire a 1/6th share of the adjacent 25acre woodland, complete with shooting rights.

Features

- Detached country property
- Approximately 11 acres of grazing
- Elevated position with views
- Currently single storey with potential
- 1,349 sq ft of accommodation
- Three bedrooms plus bathroom
- Sitting room & dining room
- Kitchen plus utility room
- Various outbuildings & barn
- 1/6 share of 25 acre woodland available
- Energy rating-F



Location

Bradden is a quiet, traditional English village known for its peaceful atmosphere, historic character, and strong sense of community. The village features a mix of period cottages, farmhouses, and newer homes, set within scenic farmland and woodland. At its heart is the historic parish church of St Michael and All Angels Church, Bradden, which dates back several centuries and reflects the village's long heritage.

With no large commercial centre, Bradden retains a rural charm, offering residents a tranquil lifestyle while still being within easy reach of nearby towns such as Towcester and transport links to larger centres like Milton Keynes and Northampton.

It is particularly appealing to those seeking countryside living, walking routes, and a close-knit village environment. Overall, Bradden is characterised by its historic roots, scenic surroundings, and relaxed pace of life typical of a small Northamptonshire village.

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Land App



Produced on Land App, Mar 25, 2026.
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100 m
Scale 1:3645 (at A4)



Ground Floor Accommodation

The entrance hall opens to three bedrooms and the family bathroom. Further doors lead to the generous sitting room with open fireplace, beyond which is the dining room, both of which with far-reaching views. There is also a kitchen with pantry, and a large utility room. The farm is also supplied with 3 phase 415 volts electricity.

Outside

The property is set back nicely from the road and approached via a sweeping driveway. The area around the property is laid to grass and houses the private sewerage system. The driveway continues past several outbuildings, in varying states of repair, to a large, usable steel framed barn. Gated access leads into the grassed meadow, which is fully fenced and boasts a natural spring. In all approximately 11 acres.





Woodland with Shooting Rights

There is an opportunity to acquire a 1/6th share of the adjacent Kingthorn Wood, which extends to some 25 acres, the purchaser would also acquire the shooting rights. This would be available by separate negotiation, the Guide Price for which is £75,000.



Agents Note

It is the vendors' intention to insert a Development Uplift Clause (Overage) into the sale contract, in the sum of 30% over 25 years, triggered by the granting of Planning Permission for additional residential dwelling(s). Any prospective purchaser should take their own advice on this point before legal commitment to purchase.





Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel:01327-353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

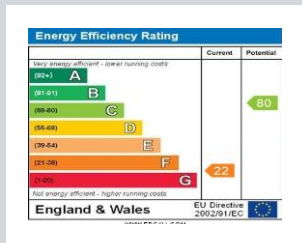
The following services are connected to this property:
Mains electricity and water. Cesspit for waste and water. Solid fuel anthracite, fed boiler and open fire with a back boiler.
None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

Tenure: Freehold

Local Authority

West Northamptonshire Council – [Tel:0300-1267000](tel:0300-1267000).

Council Tax Band - F



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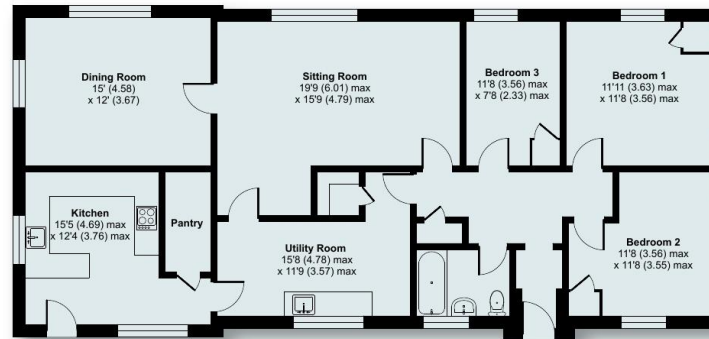
98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

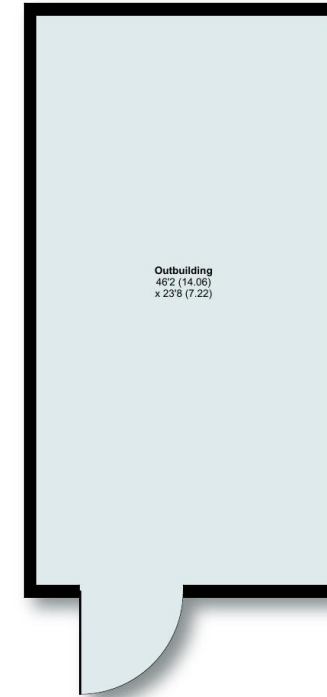
Holywell Farm, Bradden, Towcester, NN12

Approximate Area = 1349 sq ft / 125.3 sq m
Outbuilding = 1093 sq ft / 101.5 sq m
Total = 2442 sq ft / 226.8 sq m

For identification only - Not to scale



GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Howkins & Harrison. REF: 1419639



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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