



Barn with Residential Planning Permission.
Whittlebury, Northamptonshire, NN12 8XN

HOWKINS &
HARRISON

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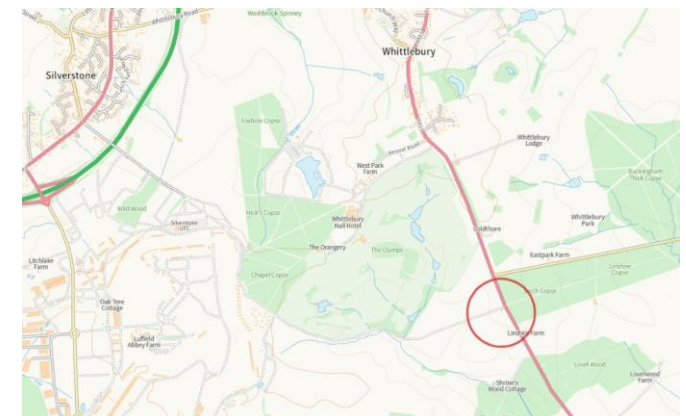
Guide Price: £465,000

The barn has planning permission for conversion to a single storey four-bedroom residential dwelling extending to approximately 3,003 sq ft. The completed property as proposed would comprise an open-plan dining, kitchen, living area, a master double bedroom with ensuite, three further double bedrooms, two additional bathrooms, a study, utility rooms, and ample parking, plus an approximate 7.8 acres of paddock land.



Produced on Land App, Sep 1, 2025
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50 m
Scale 1:3000 (at A4)
N



Location

The barn is located approximately 1 mile south of the village of Whittlebury, and approximately 1.5 miles north of Lillingstone Lovell, lying just off the A413.

The market town of Towcester is approximately 3.5 miles to the north and has a good range of services and facilities, including a range of infant and primary schools.

The world-famous Silverstone Circuit lies 2 miles to the west of the barn, alongside the extensive Silverstone Business Park.

The situation of the property is shown in more detail on the location plan.

Planning

Planning permission for the conversion was granted at appeal under reference APP/W2845/W/23/3328651 – decision date 5th July 2024. Planning reference upon which the appeal was based is 2023/5230/PA.

Copies of the approval can be obtained from West Northamptonshire Council's website or from the vendor's agent. Purchasers should make themselves aware of the full conditions and requirements of the consent.



Agents Note

Further land may be available, by separate negotiation, up to a maximum of 21 acres.

Access / Rights of Way

The seller will provide a gated access from the A413 and on to the plot. The vendor will retain a vehicular and pedestrian right of way across the 7.5 acre paddock, as this provides access to his retained land. It should be noted that the British Racing Drivers Club (BRDC) / Silverstone Circuit retain a right of access over the driveway for a maximum of thirty days in any one calendar year, typically this is VIP access to the Escapade Buildings on perhaps six occasions per year, for the purpose of spectating motor racing events.

Plan, Area & Description

The plan, area, and description are believed to be correct in every way, but no claim will be entertained by the vendor or their agents in respect of any error, omission, or misdescription. The plan is for identification purposes only.

Viewing Arrangements

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

Services

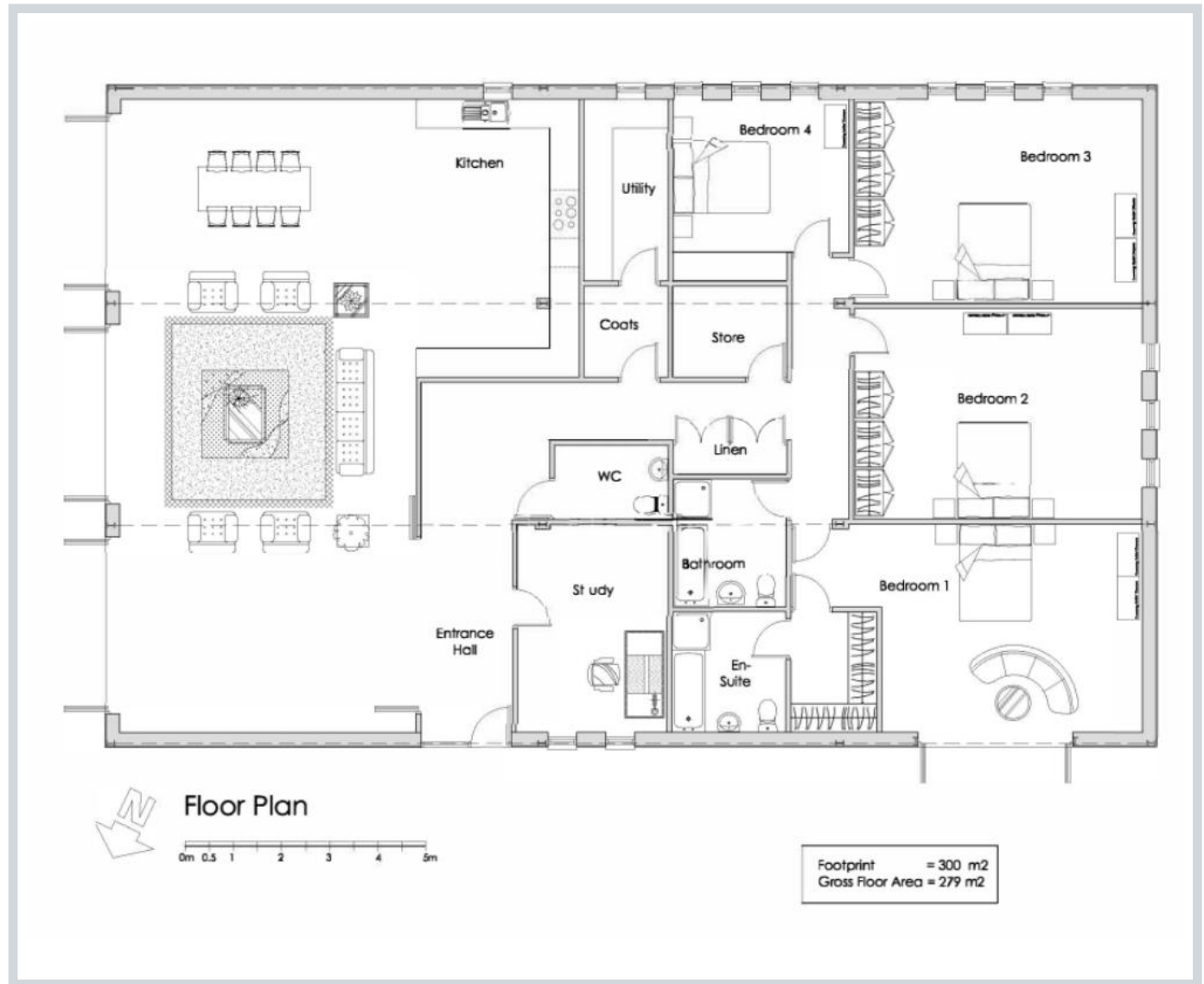
Water and electricity are available to the property. Drainage will need to be to a private system. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

Tenure: The whole of the property is offered freehold with vacant possession given upon completion.

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – To be assessed and determined on completion of build.



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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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