



# HARWOODS

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15 Back Lane, Ringstead, Northants NN14 4DR

Guide Price £475,000 - Freehold

# 15 Back Lane, Ringstead, Northants NN14 4DR

FOR SALE BY INFORMAL TENDER (SEALED BIDS) - A Rare Village Renovation & Development Opportunity.

A fantastic opportunity has arisen to acquire an ironstone, period house set within an impressive 0.693 acre (0.2804 hectare) plot in the heart of the popular village of Ringstead in East Northamptonshire.

Whilst requiring comprehensive renovation, the property offers great scope to create a beautiful and substantial family home, while the generous grounds present clear future potential. A pre-application enquiry (Ref: NE/25/00594/QRY) has been submitted to the local authority for the erection of an additional residential dwelling, further enhancing the appeal of this exciting prospect (subject to planning consent).

The house is complemented by a two-storey brick extension added in the 1960s, increasing both ground and first-floor living space, with the accommodation consisting of entrance porch and hallway, open-plan kitchen/dining room leading through to a sitting room, separate living room with access to a study, Cloakroom and utility room. To the first floor are 4 well-proportioned bedrooms and a family bathroom.

A real feature are grounds to the rear that offer potential for development and enjoy a sunny southerly facing. The substantial plot offers privacy, space, and significant potential for landscaping, extension, or further development (subject to the necessary consents).

The property is not a Heritage Listed Building and does not lie within a Conservation Area. Viewings are by appointment with Harwoods Estate Agents.

HIGHEST & FINAL SEALED BIDS INVITED BY 12:00 NOON ON FRIDAY 10TH APRIL 2026.



**The Accommodation comprises:**  
(Please note that all sizes are approximate only).

### Entrance Porch & Hallway

#### Kitchen

10'0" x 13'2" (3.05m x 4.01m)

#### Utility Room

10'7" x 10'6" (3.23m x 3.20m)

#### Dining Area

7'9" x 11'5" (2.36m x 3.48m)

#### Sitting Room

11'1" x 10'5" (3.38m x 3.18m)

#### Lounge

20'1" x 10'10" (6.12m x 3.30m)

#### Study

11'6" x 5'10" (3.51m x 1.78m)

#### Cloak Room

### First Floor Landing

#### Bedroom 1

19'7" x 11'1" (5.97m x 3.38m)

#### Bedroom 2

16'3" x 11'0" (4.95m x 3.35m)

#### Bedroom 3

9'11" x 12'6" (3.02m x 3.81m)

#### Bedroom 4

16'3" 5'11" (4.95m 1.80m)

#### Bathroom

### Outside

Garage located to the side of the house. Total plot area measures 0.693 acres.

### Local Area

Ringstead is a historic, scenic village and civil parish in North Northamptonshire, situated on the River Nene 2.5 miles southwest of Thrapston. With a population according to the 2024 census of 1371. The village has a Public House (Axe and Compass), Primary School and Play fields. Larger nearby towns of Raunds (2 miles), Thrapston (2.7 miles) & Higham Ferrers (7.8 miles) provide further amenities with shops, secondary school and doctors surgery.

### Council Tax Banding

North Northamptonshire Council. Council tax band C

### Planning Permission

A proposal has been made to North Northamptonshire Council for erection of 1 new dwelling. (NE/25/00594/QRY/).

### Making An Offer

Prospective buyers should submit highest and final sealed bids to Harwoods by 12 noon on Friday 10th April 2025. The quoted price of £500,000 is offered as a general guide only.

When making your offer please would you include the following information.

1. Please confirm what arrangements you have made to fund the purchase and provide proof of funds sufficient to cover the bid that you submit.
2. Please would you provide the name and address of the solicitors who will be acting on your behalf.
3. Please confirm whether the offer is subject to results of

any site survey or similar investigation.

Your offer should be submitted to our offices in a sealed envelope that should be clearly marked "Offer -Hill Cottage, 15 Back Lane Ringstead". Please note that offers received by fax or email will not be considered.

The sellers reserve the right to accept or reject any offer as they see fit and it should be noted that the sellers may not consider the highest offer received to be the best offer.

### Wanting to View?

Viewing is by appointment. To arrange a viewing of this property please call us on (01933) 278591 or email [res@harwoodsproperty.co.uk](mailto:res@harwoodsproperty.co.uk).

### Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

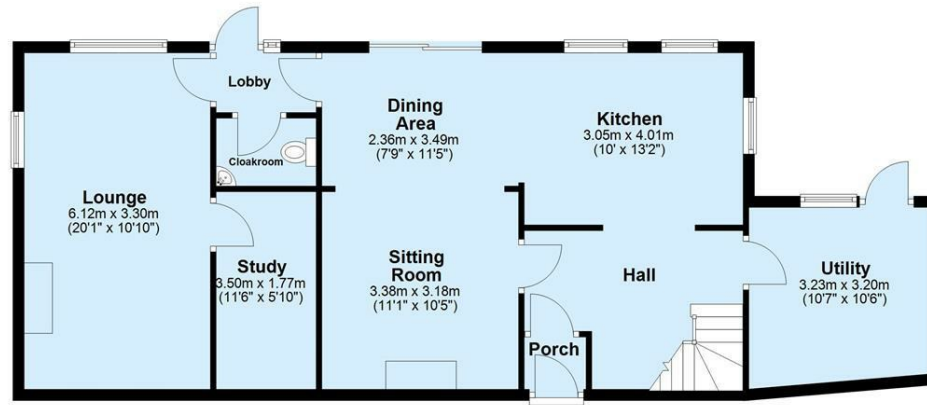
### Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

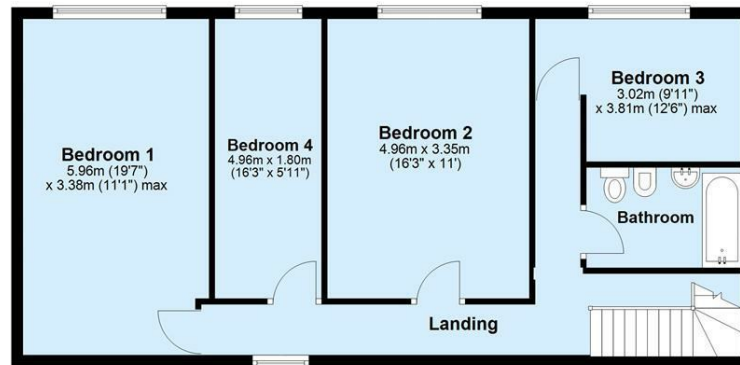




### Ground Floor



### First Floor



**IMPORTANT WARNING:** Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended buyers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

