



Willow View Stables, Willow View, Kislingbury,
Northampton, Northamptonshire, NN7 4AT



For Auction - Guide Price £275,000 to £300,000

FOR SALE BY AUCTION ON WEDNESDAY 23RD SEPTEMBER 2026 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION
GUIDE PRICE: £275,000 TO £300,000

Outstanding equestrian property comprising working livery yard with five traditional stables and two foaling boxes, hay barn and lean to and including an all weather school measuring 40 meters by 20 meters, the whole standing in fenced paddocks of approximately seven acres. The property is offered freehold with vacant possession.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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ACCOMMODATION



STABLE YARD

Five stables averaging 11ft 7 x 11ft 2
Two foaling boxes averaging 13ft 11 x 13ft 9
Store/kitchen 11ft x 9ft 8
Hay barn 17ft 3 x 11ft 3
Lean to 25ft 8 x 11'6
Feed room/sixth stable 12ft x 11ft 2



PADDOCKS

All down to grass including an eventing field with fences and ten jumps including ditch and step bounded by post and rail fencing and fastened tapes. The property is bounded by the River Nene running along two sides to the rear of the stable block and the western paddocks.

OUTDOOR SCHOOL

131'2" x 65'7"

With post and rail fencing flood lighting and mirrors and topped with sand/mix surface.



ADDITIONAL BUILDINGS

Single stable 12ft 2 x 11ft 6

CONTAINER/TACK ROOM

19'3 x 7'7



HOVEL AND FIELD SHELTER



PLANNING

The property has the benefit of planning consent for use as an equestrian facility.



VEHICLE ACCESS

The access to Willow View Stables is from the public highway on the south western outskirts of the village of Kislingbury leading to a farm track and then onto gravel and type one driveway giving access through the paddocks to the stable yard. The vehicle access is shared with an adjoining farmer and there is a right of way in perpetuity.

SERVICES

Main water is connected and electricity is currently provided by petrol generators. The main water supply feeds the yard and troughs. There is no onsite foul drainage.

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will

be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £2,400 (£2,000 plus VAT).

HOW TO GET THERE

From Northampton proceed in a westerly direction along the A45 Weedon Road leaving the town at Upton signposted towards junction 16 of the M1 motorway. At the traffic light junction with Upton Valley Way continue straight on and at the next roundabout turn left signposted into the village of Kislingbury. On entering the village proceed through the centre along High Street and then bear right onto the Bugbrooke Road. Take the last turning on the right into Mill Lane and then immediately left into Dukes Green Road and then right into Nene Way. Continue to the end of Nene Way then turn left into Willow View and carry straight on into the vehicle access leading to Willow View Stables.

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For further information on viewing call 01604 259773