

For sale

Northey Farm, London Road, Bozeat, NN29 7NP

Northey Farm, London Road, Bozeat, Wellingborough NN29 7NP Guide £1,950,000

A traditional four bed farmhouse with additional attached two bed flat, permission to change a farm building into a large 4 bed house, a three bed bungalow, a range of buildings and approximately 10.14 acres of land which offers the opportunity for multi generational living, a fantastic home or as a small investment portfolio. The property is located in North Buckinghamshire and benefits from far reaching views and good road connectivity.

Available as a whole or in up to four lots, by negotiation with the agents.

Key Features

- ✚ 4 bedroom farmhouse with far reaching views.
- ✚ Permission to convert farm building into a 4 bedroom house.
- ✚ Additional accommodation offered by first floor flat attached to the main house which is undeveloped on the ground floor and a separate 3 bedroom bungalow.
- ✚ Extensive range of buildings with potential for other uses, subject to planning permission.
- ✚ Two parcels of arable land, separate paddock and orchard
- ✚ Attractive rural area and sought-after location.

Situation

- ✚ 3 miles from Olney
- ✚ 12 miles from Northampton
- ✚ 14 miles from Milton Keynes





Location

Northey Farm offers a unique package in a sought after location.

Northey Farm is located on the Buckinghamshire/Northamptonshire border, approximately 3 miles from the popular market town of Olney. It has excellent local amenities and good transport links, with the M1 and A45 in easy reach. There is a West Coast Mainline service at Milton Keynes with trains to London Euston taking approximately 35 minutes.

There is a range of good schools locally, with primary education available in nearby Lavendon and Bozeat, and secondary education in Olney. The property also benefits from being close to the private schools in Bedford and Wellingborough.

Northey Farmhouse, Flat & 3.43 acres

Northey Farmhouse is a 4-bedroom property located in an elevated position with impressive views. It is to the south of the farm buildings and has good access from the public highway.

The property is finished internally to a high standard. The accommodation comprises a kitchen, lounge, dining room, sitting room, parlour, utility, bathroom and office on the ground floor. On the first floor is the ensuite master bedroom, three further double bedrooms and a family bathroom. The farmhouse has the benefit of ample parking, a walled garden laid to lawn, and storage from a traditional stone outbuilding and three double garages.

Northey Flat comprises two double bedrooms, a large kitchen/diner and lounge. It is attached to Northey Farmhouse and was previously part of the house. It has the benefit of storage rooms on the ground floor.

There is also 3.43 acres of arable land to the south, currently used for arable cropping which could be converted into paddocks.

Agricultural Building with Planning Consent & 5.11 acres

A four-bay portal frame barn with concrete floor, brick walls with fibre cement cladding above and fibre cement roof. Prior Approval has been granted to convert the building into a residential property, under application 22/00893/PANAGC.

The proposed conversion will offer modern living, with double height living areas providing extensive views of the surrounding countryside. The accommodation will comprise an open plan kitchen and living area, four bedrooms, playroom and storage. The property has the benefit of 0.12 acres of orchard and 4.99 acres of arable land to the east which could be turned into garden or paddocks, subject to gaining the necessary consent.

Range of Modern Agricultural Buildings

Northey Farm has an extensive range of farm buildings, extending to over 14,000 square feet. Located to the rear of the farmhouse, the buildings are accessed through a gate from the main access to the farmstead and surround a large area of hardstanding. The area benefits from a grass paddock of approximately 0.92 acres and is screened from the road by woodland.

The buildings have been well maintained. The majority have been utilised in connection with the farming enterprise, but have potential for alternative uses subject to obtaining the necessary planning consents.

Northey Farm Bungalow

The detached bungalow comprises three double bedrooms, lounge, kitchen, utility and bathroom. It has the benefit of parking, a rear garden and a double garage.

Services

The farmhouse, flat and bungalow have mains water and electricity connected, with drainage to a septic tank. There is oil fired central heating in the house and bungalow, and electric in the flat. Some of the buildings have mains electricity connected.

Outgoings

Council tax bands:

Northey Farmhouse = F

Northey Farm Flat= A

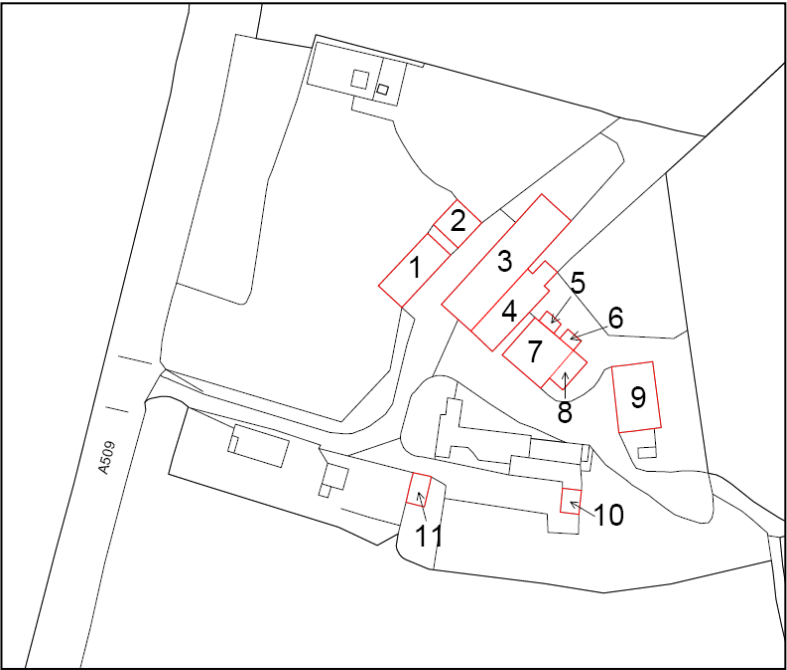
Northey Farm Bungalow = C

Energy Performance Certificate ratings:

Northey Farmhouse = D (55)

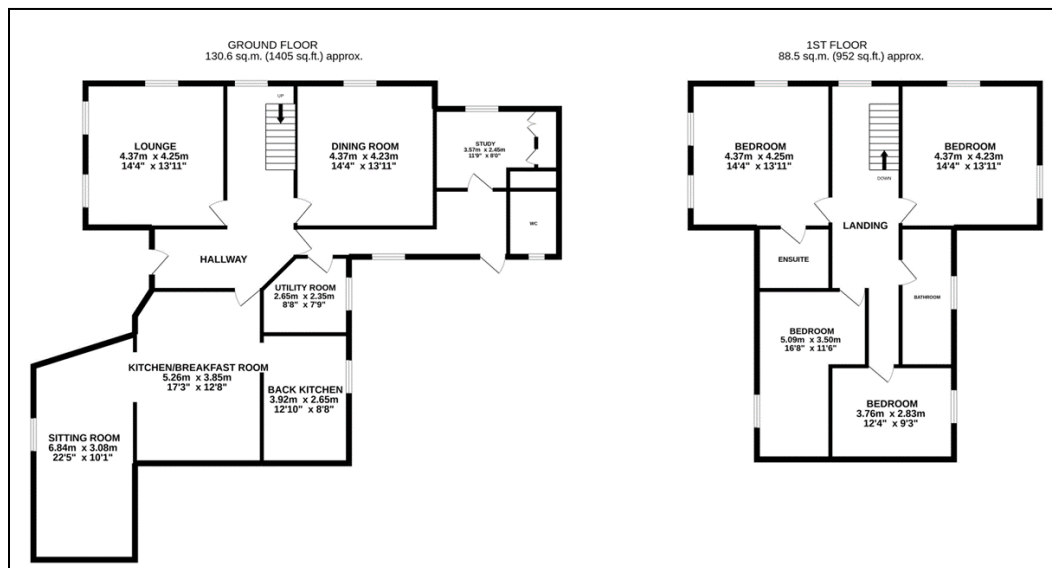
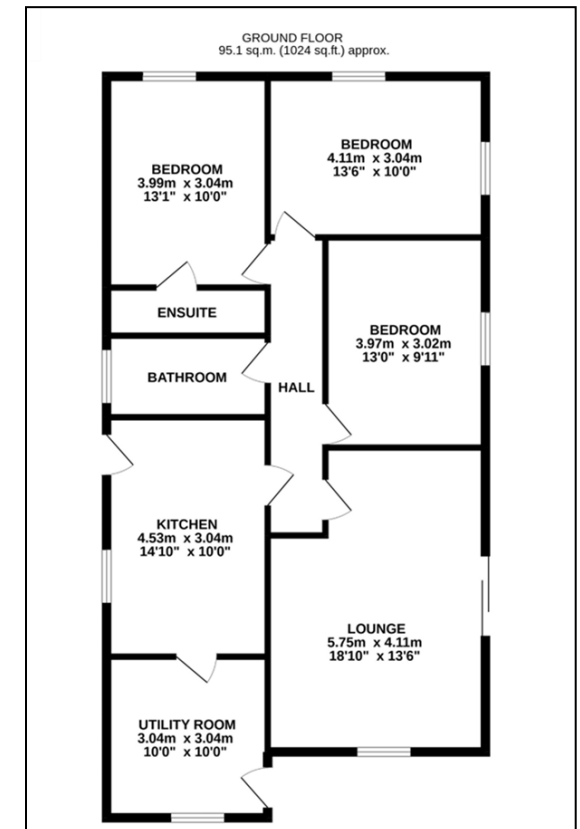
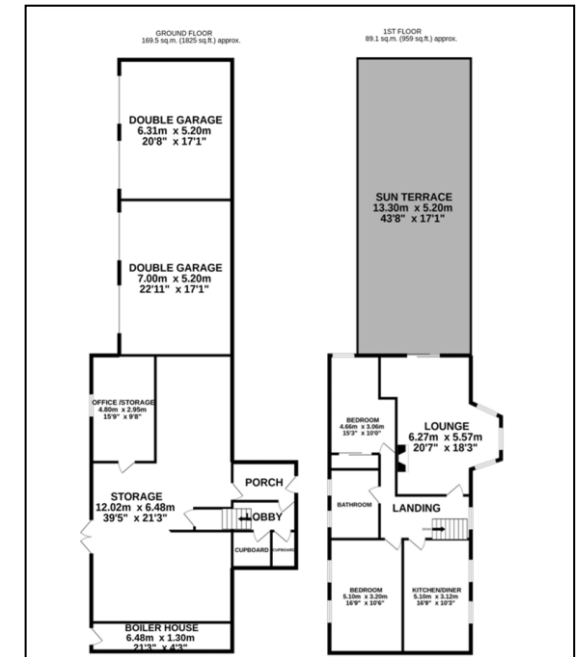
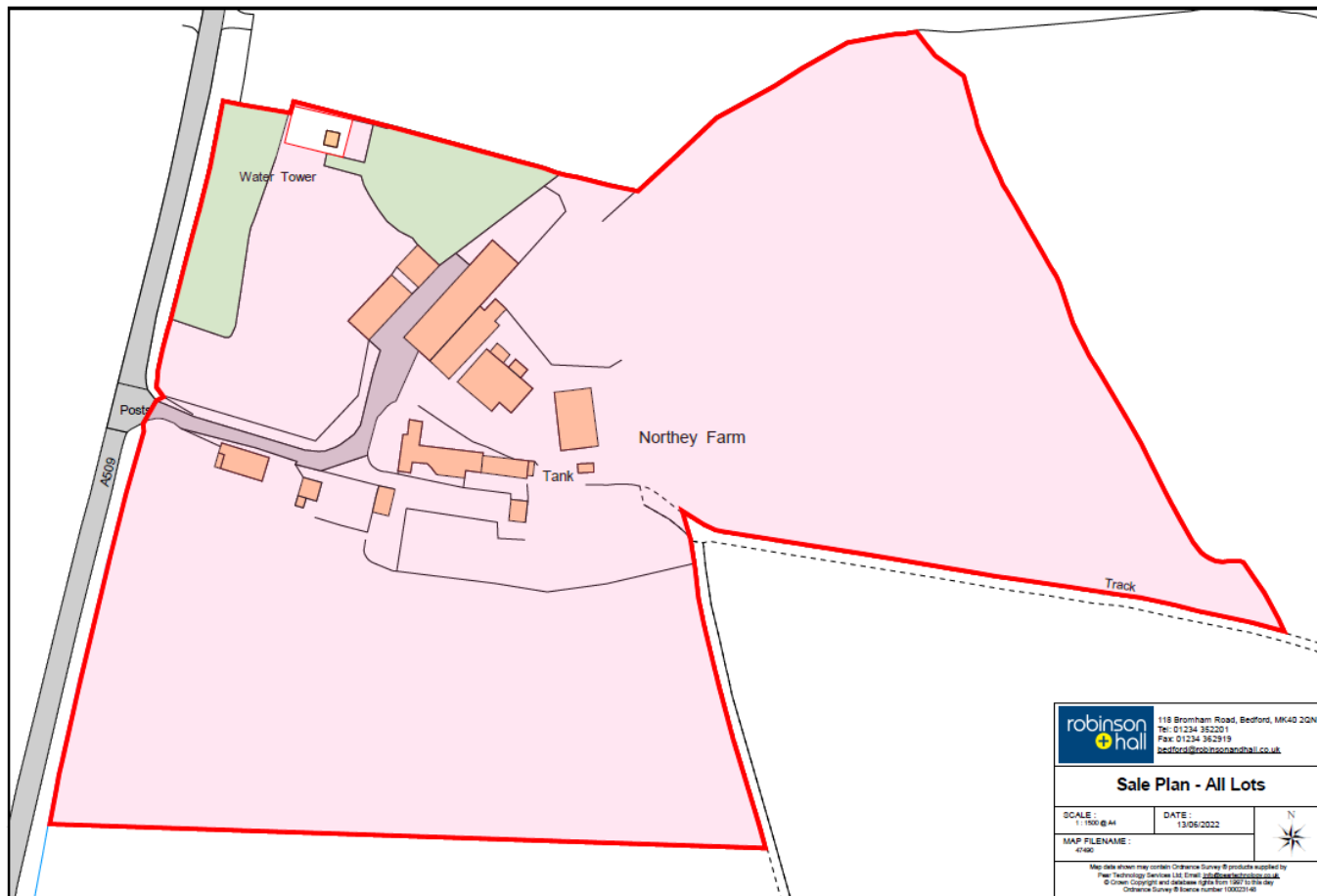
Northey Farm Flat = E (51)

Northey Farm Bungalow = E (39)



The buildings are as detailed below:

Building Number	Description	Approx. Area (m2)
1	A steel frame building, with concrete floor, part tin/fibre cement walls and fibre cement insulated roof. With roller shutter door and personnel door. Water and electric connected with the benefit of air source heat pumps.	171
2	A steel frame building with concrete floor, block walling and fibre cement roof. Connected to Building 1 via an enclosed walkway (1.85m x 2.45m). Water and electric connected.	86
3	A steel portal frame grain store, with concrete floor, metal grain walls to 2.4m and fibre cement roof. With a roller shutter door and personnel door. Electric connected.	430
4	A steel frame building with concrete floor, brick walls with fibre cement cladding above and fibre cement roof. Contains 10 freestanding grain bins, each with a capacity to hold 50 tonnes, with an air blown floor; a reception pit; 20 tonnes wet bin; conveyors and elevators connecting to Buildings 2, 3 and 7. To the rear is a brick-built fan house measuring 22m² which contains a Typhoon 80kW fan unit.	165
5	A timber frame open-fronted pole barn.	26
6	A brick built lean-to with concrete floor and fibre cement roof. Electric connected and housing a cyclone fan.	11
7	A steel frame building with concrete floor, brick walls with fibre cement cladding above and fibre cement roof. Internally, there are 6 redundant grain bins with air floors, each with a capacity of 15 tonnes, a Blair Engineering Cleaner and grain handling equipment.	203
8	A lean-to with concrete floor, fibre cement walls and roof.	58
9	A four-bay portal frame barn with concrete floor, brick walls with fibre cement cladding above and fibre cement roof. Electric connected. With prior approval for change of use from agricultural to residential (Class Q).	182
10	Double garage with two roller shutter doors to front.	
11	Traditional stone building with concrete floor and under tile roof. Electric connected.	



Wayleaves, Easements and Rights of Way

There is a public footpath which runs to the rear of the agricultural buildings and along field SP9056 3206 in a south easterly direction.

Sporting, Timber and Mineral Rights

As far as they are owned, the sporting, timber and mineral rights are included in the sale.

Planning

Prior consent has been granted to convert Building 9 into a 4-bedroom residential property, under application 22/00893/PANAGC, subject to approval of materials.

Prior approval to convert Building 3 to a flexible commercial use (class B8, C1, E or D2) under application 22/00645/PANAGF was refused in May 2022. The decision notice, with reasons for refusal, is available from the selling agent.

Tenure, Method of Sale and Possession

The freehold property is offered for sale as a whole or in up to four lots by private treaty. The majority of the property including the farmhouse, flat and Building 9 are offered for sale with vacant possession with the exception of the following:

1. The Bungalow is occupied under an Assured Shorthold Tenancy until 31st October 2024.
2. Buildings 1 & 2 are occupied by a third party under a Landlord and Tenant 1954 Act lease until 31st October 2024.
3. The 3.43 acres of arable land to the south of the Farmhouse is currently occupied by a third party under a Farm Business Tenancy, with vacant possession possible in September 2023 or earlier by separate agreement.
4. There is a telecoms mast which is situated to the north of the farmyard and let on a licence to Skyline.

VAT

Should the sale become a chargeable supply for the purpose of VAT, this will be payable by the purchaser.

Local Authority

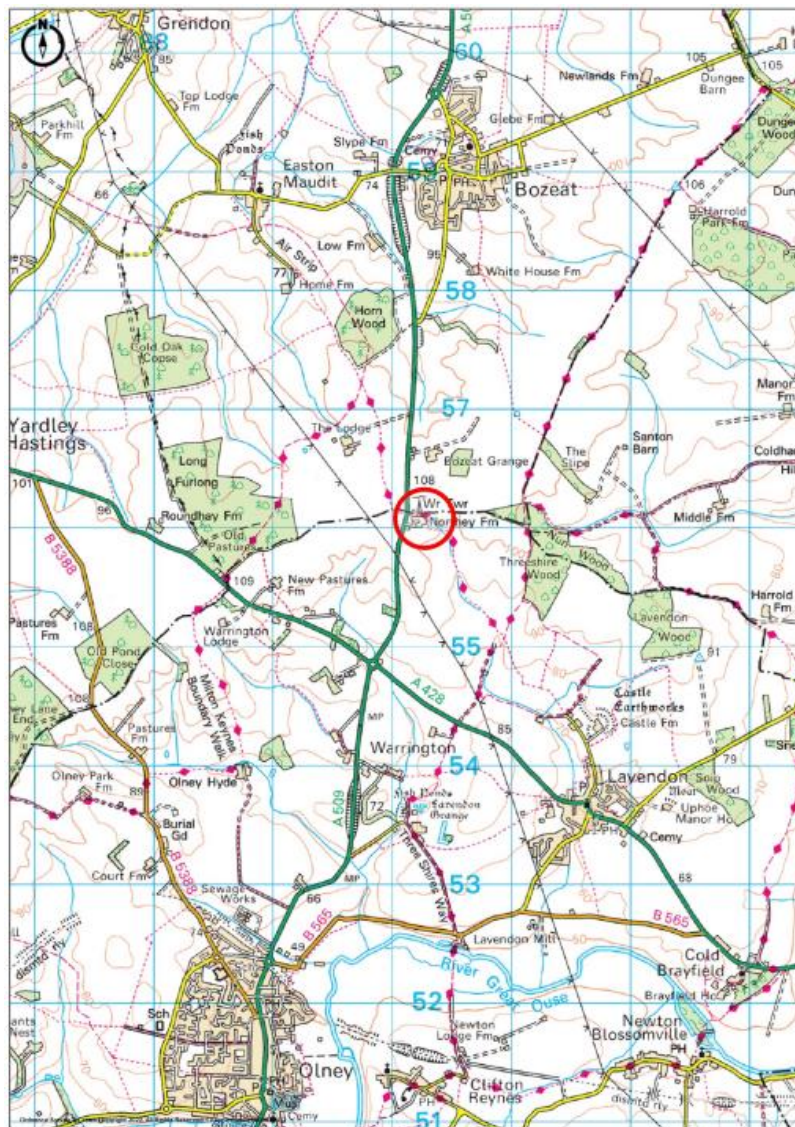
Milton Keynes Council: 01908 222944

What3words

The location of the access to the farmstead is
///fortified.recoup.mainly

Viewings

Viewings and access to the property are strictly by prior appointment with Robinson & Hall only.



Photographs taken: May 2022
Particulars prepared: June 2022
Reference: ABRJ/AMB/47490

To arrange a viewing, please call:

Alice Brodie or Andrew Jenkinson

01234 362921 / 01280 818905



Land and Property Professionals

118 Bromham Road
Bedford
MK40 2QN

Agent's Notes

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