



# Wallis' Mill

Old Dry Lane | Brigstock | NN14 3HY

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## Development Opportunity of an iconic building in the picturesque village

- Existing office use
- Planning consent for 5 dwellings
- Grade II Listed in a conservation village
- 4,000 sq ft (371 sq m), extensive parking
- Southerly views over open countryside
- In the medieval centre

## SITUATION

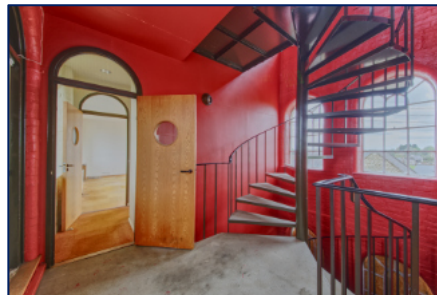
The origins of Brigstock is as a medieval Royal hunting village, that is now a conservation area. Today it is a vibrant working village with many amenities including two shops, churches and chapels, a primary school, surgery, modern village hall and country parks and a public house.

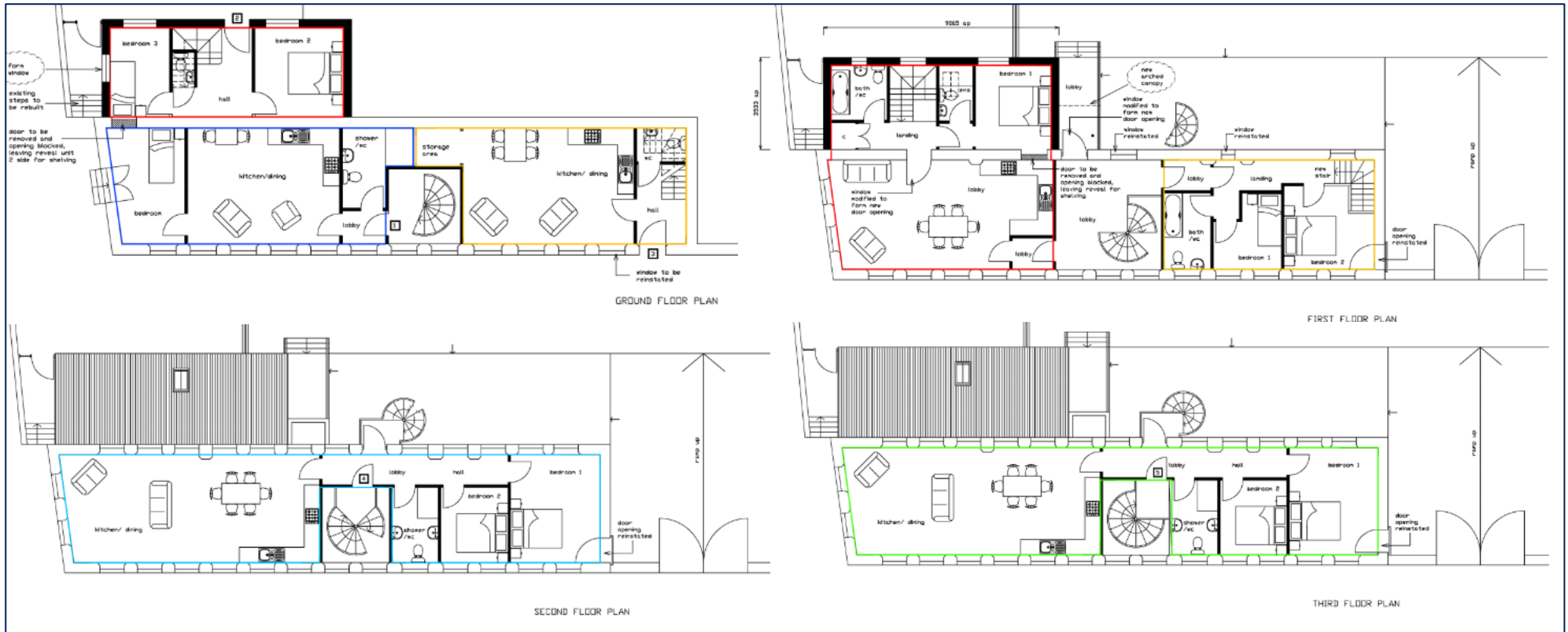
## THE PROPERTY

The site extends to approximately 0.21 acre and is located close to the centre of the village on the crossroads of High Street, Back Street and Old Dry Lane. Originally built in the 19<sup>th</sup> century as a clothing factory Wallis' Mill is now a vacant Grade II listed property with accommodation extending to approximately 4,000 sq ft arranged over 4 floors. The Mill is of stone construction under a slate roof. It features tall metal windows and an external cast iron staircase.

## PLANNING

Planning consent was granted by the North Northamptonshire Council on the 16<sup>th</sup> April 2021 under reference 19/01672/FUL. The consent allows for the conversion of the existing building into five apartments. Included in the works is a demolition of the existing single storey extension at the rear of the building and replacing it with a two storey extension to provide additional residential accommodation. The consent also allows for creation of allocated parking spaces, bike storage and amenity space for the apartments. The site previously had consent for conversion into a single dwelling.





## PROPERTY INFORMATION PACK

Property information pack is available on request.

## PUBLIC RIGHTS OF WAY

There are no public rights of way crossing the property.

## SERVICES

The property is connected to mains electricity, water, and sewerage. There is a well inside the building. None of the services have been tested by the agents. Superfast broadband available in the area with speeds up to 80 Mbps.

## BUSINESS RATES

The property was previously let as commercial premises on a per-floor basis. The rateable values are as follows: Lower Ground Floor - £4,700, Ground Floor - £4,700, First Floor - £5,000, Second Floor - £4,050. Interested parties are advised to approach relevant authorities regarding rates payable.

## METHOD OF SALE

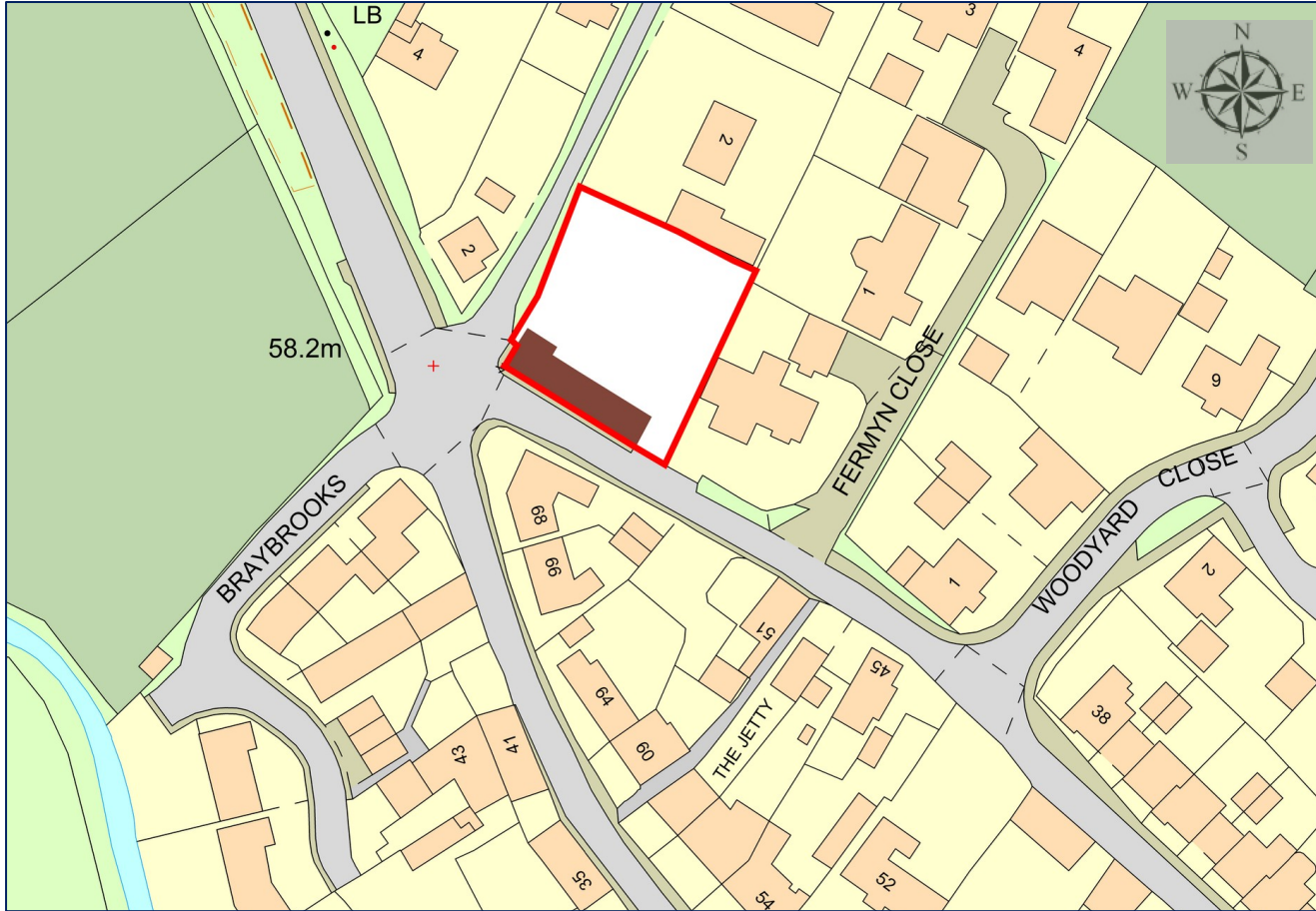
The freehold of the property is available for sale by Private Treaty with Vacant Possession on completion.

## REGISTERED TITLE

NN204003

## LOCAL AUTHORITY

North Northamptonshire Council  
 Thrapston Office  
 Cedar Drive  
 Thrapston  
 NN14 4LZ  
 Tel: 0300 1263000  
[www.northnorthants.gov.uk](http://www.northnorthants.gov.uk)



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