



- ❖ Freehold Development Opportunity
- ❖ Rural Location, Spectacular Views
- ❖ Derelict Farmhouse & Buildings
- ❖ Approx 2.68 Acres in Total
- ❖ Ideal Site for Executive Homes
- ❖ Subject to Planning Permission
- ❖ Buyer to Apply for Planning
- ❖ Option Agreement Purchase
- ❖ Viewings by Appointment Only

**Hollowell Lodge Farm, Welford Road, Creton
Offers in Excess of £3,100,000 Freehold**



Hollowell Lodge Farm, Welford Road, Creton, Northants. NN6 8NX

A rare opportunity to acquire a potential development site in open countryside comprising a derelict farmhouse and numerous outbuildings, in a stunning rural location with exceptional views across the valley to Hollowell, Guilsborough and the reservoir. Hollowell Lodge Farm provides approximately 2.68 acres (1.086ha) of 'Brownfield' area which would lend itself to the development of substantial individual homes, creating an exclusive sustainable development, with excellent access to road and rail networks. The site will be sold on a timed option agreement, to allow planning permission to be achieved by the purchaser.

LOCATION: Located in open countryside, approximately 9 miles (14 km) north-west of the town of Northampton, half a mile north of the village of Creton and a similar distance from Hollowell, off the A5199. About 5 miles (8 km) north there is a junction with the A14 trunk road, a dual carriageway connecting the M1 and M6 motorway interchange at Catthorpe with Kettering and Cambridge.

LOCAL AMENITIES: Food shopping facilities can be found approximately 3 miles away in the village of Guilsborough, where there is also a post office, hairdressers and general stores. Primary schooling is available in Guilsborough where there is also an academy school and the village of Creton which also provides a post office and stores. <http://www.guilsborough.northants.sch.uk/> There are C of E churches in Hollowell, Creton and Guilsborough, sailing at Hollowell reservoir, golf at nearby Cold Ashby and various sports clubs in Creton and Guilsborough.

HEALTH & SAFETY: The farmhouse and a number of the buildings are in dilapidated condition therefore access to any building is **STRICTLY PROHIBITED**. There are tripping and other hazards throughout the site and neither the Vendors nor their agents will accept responsibility for any injuries howsoever caused. Children are **NOT** allowed on site.



VIEWING ARRANGEMENTS: In order to protect the privacy of the Vendors, ALL viewings are strictly by prior appointment with Bartram & Co Estate Agents. Any person/company making a direct approach will jeopardise their inclusion within any negotiation for the site.



POSSESSION: Vacant possession of the site will be given upon completion of a sale.





LEGAL FEES: The purchase will undertake to pay the reasonable and proper legal costs of the Vendors.

RIGHT OF WAY: A right of way exists, giving access for maintenance to a fibre optic telecoms booster station situated on the south east boundary, edged blue.

AGRICULTURAL ACCESS: An agricultural right of way will remain from the access road to the surrounding fields.

OPTION AGREEMENT: A suitable option agreement is to be presented to and agreed with the Vendor. The developer will be responsible for all fees and costs in relation to the planning work carried out, including the preparation and submission of planning applications or appeals, all consultant's fees and all accompanying survey and site / technical investigations. At no time are the Vendors liable or responsible for any costs which are non-refundable or deductible in any event.

PLANNING APPLICATION: The intention of the Vendors is to maximise the true potential and value of the land with the benefit of a satisfactory planning permission. In the event of any land sale dispute pertaining to best value, both parties will have the ability to refer the matter to an independent and suitably qualified expert for determination.

The Vendors will retain the right to any additional value of the site, created by any subsequent planning application after performance of the option agreement.

LOCAL AUTHORITY:

Daventry District Council
Lodge Road
Daventry
NN11 4FP

01327 871100

www.daventrydc.gov.uk





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