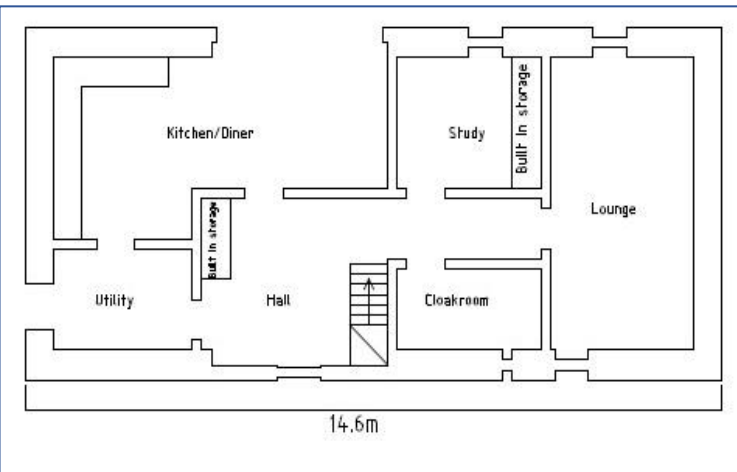


# Barn Conversions

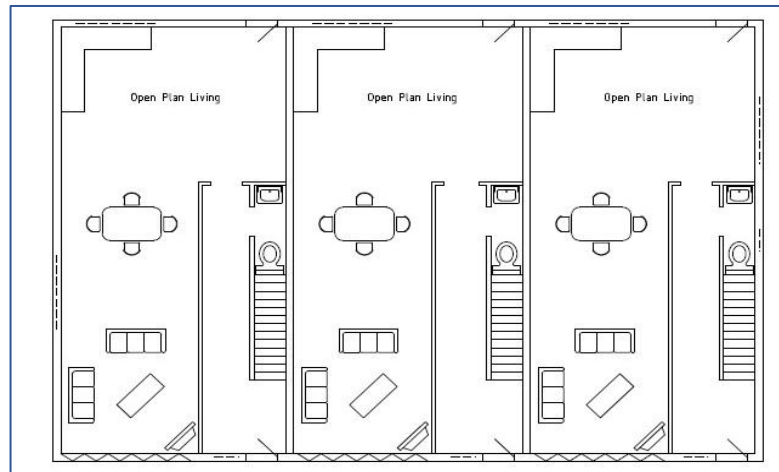
Cranford | Kettering | NN14 4AL



Stone Barn Ground Floor



Terrace Barn Ground Floor



- Full planning permission for 4 dwellings
- Set in 2 acres
- Sought after village location
- Private access road

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## Location

The Northamptonshire conservation village of Cranford is 2 miles from Kettering. Cranford has a pub, tearoom, village hall, primary school and pocket park.

The barns are located 500m to the west of Cranford, situated to the south of Cranford Rd, and between Cranford Rd and the A14.

The approach to the buildings is about 120m down a private track off the Cranford Rd.

## Description

Set in over 2 acres of farmland, the consented development is for the conversion of a stone barn and former grain store into 4 dwellings in total.

Barn	Size	Bedrooms
<b>Agricultural barn terrace - Application KET_2019_0152</b>	4366 Sq.ft	3 x 3 bedroom dwellings
<b>Stone barn - Application KET_2020_0206</b>	1750 Sq.ft	1 x 4 bedroom dwelling

The 3 terrace houses have open plan living on the ground floor, and 3 bedrooms 2 bathrooms on the first floor.

The stone barn conversion gives a large kitchen/diner with 2 reception rooms, hallway, utility and cloakroom on the ground floor and 4 bedrooms, 2 bathrooms on the first floor.

## Planning

Full planning permission for development on both barns has been obtained. The visibility splays require construction prior to residential occupation. The area of the garden is restricted to the areas shown on the planning block plans.

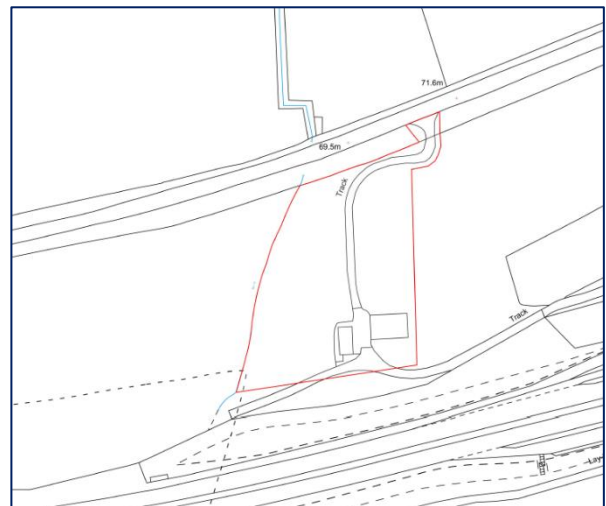
An electronic detailed information pack is available on request.

## Access

The private access is directly off the Cranford Road and will pass with the sale.

## Boundaries

The purchaser will be required to erect and maintain a stock proof fence along the western and southern boundaries after harvest 2021. The garden areas will need enclosing.



## Services

There is electricity and water to the barn. Sewer services will be to a private plant. Full BT services exist in the roadside.

## Viewing

CCTV cameras on site. Viewing by appointment only.

## Registered Title

The site is unregistered.

## Method of Sale

The freehold of the property is available by private treaty with vacant possession on completion.

## Local Authority

Kettering Borough Council, Municipal Offices, Bowling Green Rd, Kettering, NN15 7QX  
T 01536 410333 [www.kettering.gov.uk](http://www.kettering.gov.uk)

## To book a viewing, please contact:

T: 01536 532376 | E: [adam.farnsworth@berrys.uk.com](mailto:adam.farnsworth@berrys.uk.com)  
42 Headlands, Kettering, NN15 7HR

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Ref: KA38814