

**fisher
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Home Farm

Billing Road
Brafield-on-the-Green, NN7 1BL

Freehold | Residential &
Commercial Development
Approved

Circa 5.16 Acres



For sale | £1,000,000 +



Key information



Price
£1,000,000



Size
5.16 Acres



Tenure
Freehold

Home Farm

Description

The site measures approximately 5.16 acres and currently consists of several disused Grade II Listed stone barn open air storage buildings, a two storey former farm house and courtyard areas surrounded by grassland currently used as grazing fields.

The site has an enviable corner location in the village with excellent road links to neighbouring towns. The existing buildings are now in need of renovation but have a plethora of opportunity attached to them, whether that be from a purely Planning residential standpoint or a mixed

residential and commercial view. The land allows for a multitude of potential development schemes incorporating the historic stone built manor house and two storey, stone built stable to the rear of the plot.

The site benefits from idyllic views across the countryside with grazing sheep covering the neighbouring land surrounded by hedges and mature trees.

The site occupies a prominent corner of the village and benefits from approved planning permission (S/2020/1935/FUL) for the refurbishment of the existing Grade II listed buildings into a 6 bedroom residential farmhouse, a 4 bedroom detached

residential property and a commercial office development of 6 units measuring approximately 5,798 sq ft in total.

It is expected that any purchaser will comply with the development scheme consented.

Amenities



Rural Location



Transport
Links



Approved Planning
Permission

Location

Brafield-on-the-Green is located in the county of Northamptonshire, 4 miles east of the major town of Northampton, and lies 4 miles north of the Buckinghamshire border, 15 miles west of Bedford, the county town of Bedfordshire and 57 miles north-west of London.

The village lies on the A428 which links with the A45 and is within a short drive of junction 15 of the M1.

Brafield-on-the-Green has many amenities including a petrol station/shop, post office and butcher, a public house and a nursery school.

Primary schooling is available in the neighbouring village of Denton and secondary schooling is available at Wollaston School.

Northampton School for boys is 8 minutes' drive away. Private schooling is available at Wellingborough School and Northampton High School for girls.

Locations

M1, Junction 15: 16 miles

Bedfordshire: 15 miles

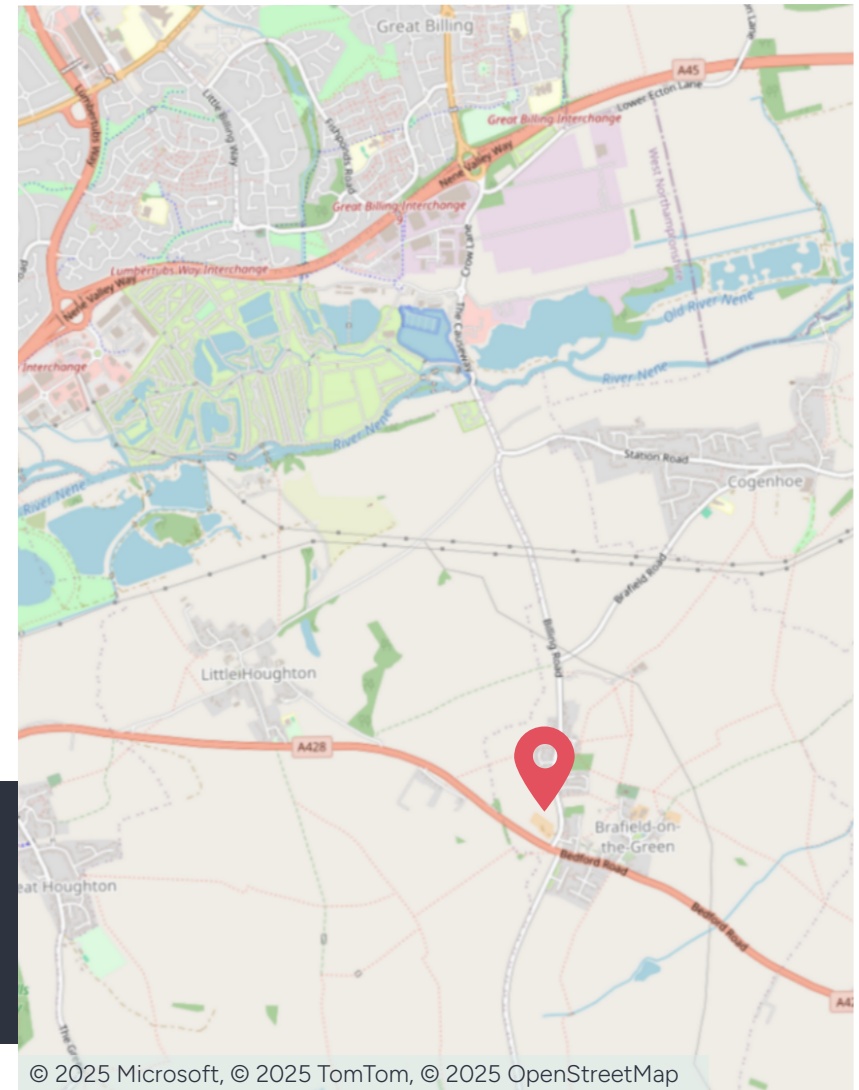
London: 57 miles

Nearest station

Northampton: 5.8 miles

Nearest airport

London Luton: 38.4 miles



Further information

Planning

The sale has the benefit of the approved and implemented planning permission S/2020/1935/FUL the refurbishment of the farmhouse alongside the residential and commercial conversions.

The pre-commencement planning conditions have been discharged where necessary to implement the commencement of development. There are still a number of planning conditions still to discharge.

Tenure

Freehold.

Sale Price

The site is available at an asking price of offers in excess of £1,000,000 exclusive of VAT.

Business Rates

Occupiers will be responsible for paying Business Rates directly to the local authority.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Description	Sq.ft	Sq.m
Farm House (6 bed)	4,500	418
Farm Cottage (4 bed)	3,000	278.7
Offices	5,798	538.7
Total	13,298	1,235.4

Description	Acres	Hectares
Total proposed site	5.16	2.08



Further information

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.

Location

Address: Home Farm, Billing Road, Brafield-on-the-Green, NN7 1BL

What3words: ///lands.universally.bottom



Proposed Plan



Home Farm, Billing Road, Brafield-on-the-Green, NN7 1BL

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated May 2025. Photographs dated March 2022.



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