



BUILDING PLOT AND LAND

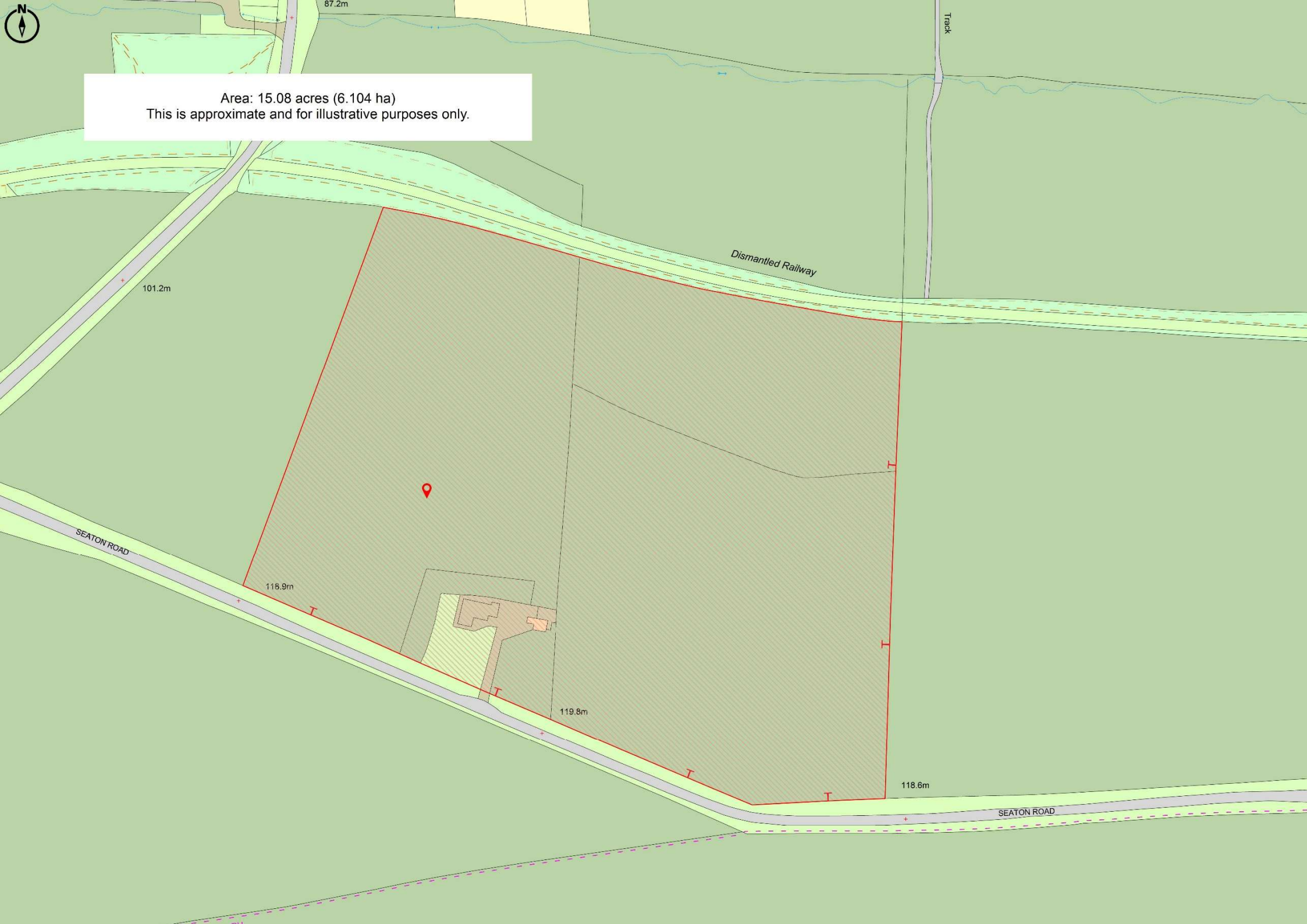
WILLOW HOLT FARM, BISBROOKE

Guide Price £800,000

JAMES
SELICKS



Area: 15.08 acres (6.104 ha)
This is approximate and for illustrative purposes only.



“... A SUBSTANTIAL COUNTRY HOUSE AND STABLING, SET IN APPROXIMATELY 15 ACRES...”

An extremely rare opportunity to acquire a building plot with an extant planning permission for a substantial country house and stabling, set in approximately 15 acres with far-reaching countryside views across the valley to Bisbrooke, Morcott and beyond.

Building Plot • Approx. 3700 ft² Accommodation • Approx. 2500 ft² Stable Block • Approx. 15 Acres • Wonderful Countryside Views • Detailed Planning Permission • Edge of Village Location •

Willow Holt Farm

Willow Holt Farm is a unique and extremely rare visitor to the open market and represents an opportunity for a potential buyer to build a substantial country home with stabling if required in an elevated position with tremendous views over undulating farmland.

The current owners have started the scheme (house and garage) including footings, floor slab and as a result is deemed commenced and the planning consent has been implemented.

The approved design is iron-stone walls, ashlar quoins and heritage range “Collyweston” slates. The layout has been carefully designed for family living and working from home but could be reorganised if required and provides over 3700 ft² of accommodation.

A later consent provides for a stable block of approximately 2500 ft², courtyard and associated landscaping to the east of the main house with direct access to paddocks. This includes, seven stables, tack/feed store and machinery store.



Location

Bisbrooke is a small hamlet, a mile or so from the ever-popular village of Lyddington and a 20-minute walk across glorious open countryside into the market town of Uppingham with its excellent schools and shops. The nearby A47 provides quick transport links to Peterborough and Leicester, with the Kings Cross mainline running through Peterborough to London and trains from Kettering station travelling into London St Pancras.

Directional Note

From Uppingham Market Place continue along the High Street, at the roundabout turn right onto Seaton Road and continue for about a mile until you reach a crossroads. You will find the gate to Willow Holt Farm on your left-hand side approximately 300 yards after the crossroads.

Google Reference: <https://goo.gl/maps/cd6ATNe7MVycDZ8c9>

Services

Water - available to the site and the drainage will be to a private system.

Electricity - supply has been agreed with National Grid.

Communications - there is a BT line which is currently disconnected.

Further information can be found within the purchaser's pack.

Tenure

Freehold. The property is held in two titles, details are included within the purchaser's pack.

N.B.

- The amount of land is negotiable.
- The post code is to be confirmed.

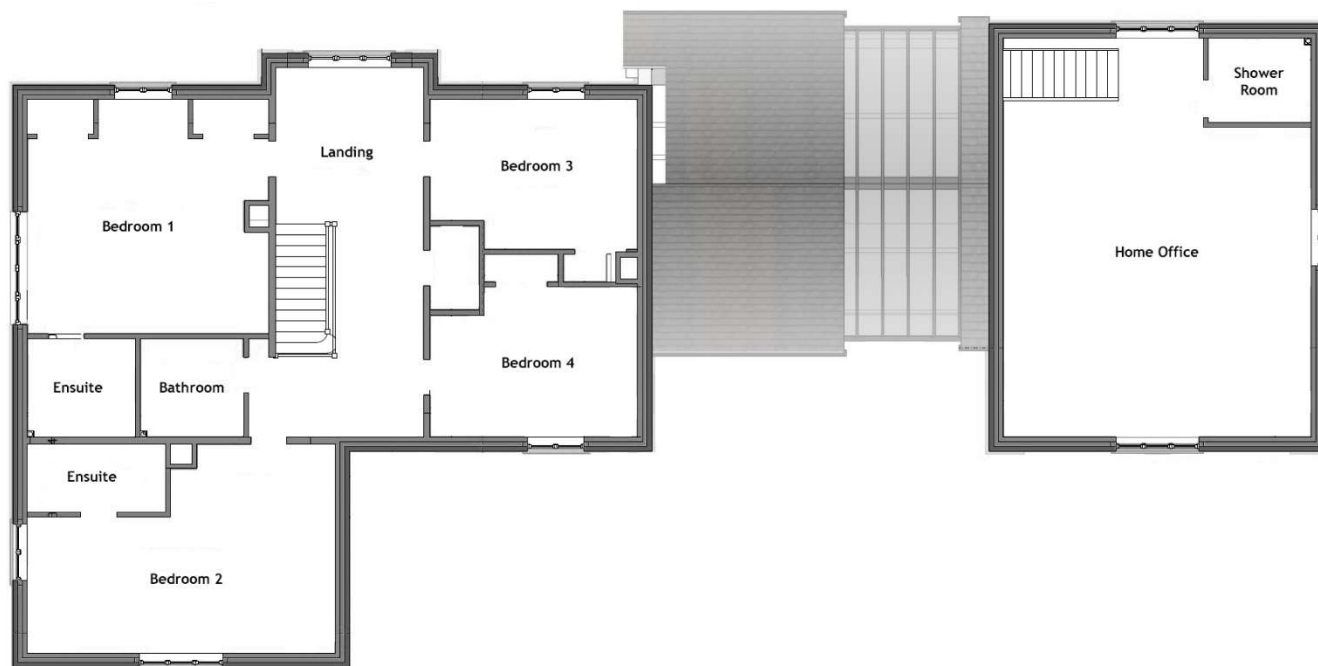
“... FAR-REACHING COUNTRYSIDE
VIEWS ACROSS THE VALLEY...”

Taken on 2/12/2022



Taken on 2/12/2022





Measurements

All measurements are approximate and for indicative purpose only.

Hall 3.73m x 3.15m

Kitchen 7.20m x 4.56m

Breakfast Area 4.05m x 3.15m

Family Room 5.90m x 5.15m

Dining Room/Library 6.56m x 4.46m

Downstairs WC 1.80m x 1.20m

Boot Room with Shower Room 4.30m x 3.50m

Utility 2.65m x 1.80m

Conservatory 3.39m x 3.73m
/Glazed Link

Landing 7.88m x 3.15m

Bedroom 1 5.15m x 4.15m

Ensuite 2.31m x 2.10m

Bedroom 2 4.46m x 6.56m

Ensuite 1.45m x 2.90m

Bedroom 3 4.42m x 3.20m (max)

Bedroom 4 4.42m x 3.20m (max)

Family Bathroom 2.20m x 2.10m

Home Office 8.5m (max) x 6.56m

House Total Approx. Gross Internal
Floor Area excl. Garage =
3700 ft² / 344 m²

Stables Total Approx. Gross Internal
Floor Area = **2458 ft² / 228.35 m²**



Taken on 13/11/2022

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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.