



Home Nurseries, Sulgrave Road, Greatworth,
Oxon, OX17 2FH

HOWKINS &
HARRISON

Home Nurseries, Sulgrave Road, Greatworth, Oxon, OX17 2FH

A rare opportunity to acquire a unique rural lifestyle property featuring a individual professionally built stone bungalow, together with extensive versatile infrastructure suitable for alternative uses subject to planning, set within 11 acres.

Extending to approximately 11 acres (4.45 ha).

Features

- 3 bedroom detached bungalow extending to 2,323 sq. ft with intergrated garage
- Separate detached outbuilding/workshop
- 36,600 sq. ft of nursery and glass buildings with potential for alternative uses (subject to planning)
- Set within 11 acres of agricultural land

Distances Approximate

- Brackley: 5.5 miles
- Banbury: 7.5 miles
- Towcester: 11 miles
- Northampton: 21 miles

Home Nurseries is located to the north of the Northamptonshire village of Greatworth. The local market town of Brackley is approximately 5.5 miles to the southeast, with the market town of Banbury approximately 7.5 miles west, and the town of Northampton approximately 21 miles east, with both providing a range of local and amenity services, with vast education and employment opportunities.

The property is located off the B4525, with Junction 11 of the M40 approximately 6.5 miles west, as well as the A422 providing access to Brackley and major trunk roads such s the A5 and A43. The property benefits from good connectivity to the Midland's road network, with Banbury and Northampton providing mainline railway stations to London Euston and Birmingham New Street.

The property is shown on the location plan.





Description

Home Nurseries is a unique rural lifestyle property, with potential for alternative uses subject to planning. Commanding a prominent position within the 11 acre plot is an individual professionally built stone detached bungalow which was built in 1990, providing excellent accommodation throughout. Situated within its own plot with landscaped gardens to the south and west, complete with an ornamental pond to the rear, the bungalow is approached directly from the public highway via a block paved driveway providing extensive parking.

The bungalow is a contemporary rural property providing generous accommodation throughout, arranged over one floor with scope for extension (subject to planning) and sympathetic modernisation throughout. It should be noted that the oil fired boiler is approximately 4 years old which was replaced together with all the radiators and necessary pipework at the same time. Externally, the property is of stone construction under a tile roof, with an integrated double garage complete with remote control electric up and over doors, an outdoor office space and a detached outbuilding/workshop.

The accommodation is shown on the floorplan and comprises:

- Reception Hall
- Sitting Room
- Conservatory
- Kitchen/Diner
- Utility Room
- Bedroom 1 with ensuite
- Bedroom 2
- Bedroom 3
- Family Bathroom

Outside

Externally, the property benefits approximately 36,600 sq. ft of glasshouses which have previously been used for horticultural purposes until circa 2010. In addition, there are further outbuildings on the property which have been used for varying purposes. It is understood that the buildings benefit from a 3-phase electricity supply and water supplied via a borehole.

The land extends to approximately 5.5 acres (2.23 hectares) and comprises a single enclosure of permanent pasture which has been used for livestock grazing purposes historically. The external boundaries are made up of post and stock wire fencing as well as mature hedgerow and tree boundaries. It is understood that the land does not benefit from any services.

FLOOR PLAN



Approximate Total Area 215.80m² 2,323 sq. Ft



Services

Home Nurseries benefits from mains electricity, water supplied from a borehole which is located to the rear of the property which is pumped via a compression tank, private drainage via a septic tank which is located in the lawn to the front of the bungalow and oil fired central heating. The outbuildings are understood to benefit from a three-phase electric supply and a natural water supply.

It is understood that the property benefits from solar panel heating, which generates approximately £3,000 of income per annum.

Planning

Historically the property has been used as part of a horticultural business, which ceased trading in 2010. A pre-application was submitted in September 2025 on behalf of the vendor for the proposed redevelopment of a commercial agricultural/horticultural site to low key commercial units. The summary of advice from the planning officer confirmed that the principle of development is capable of being acceptable, however it would need to be demonstrated that the proposed development would result in acceptable impact on the wider neighbouring settlement confine and would need to provide a justification for the sustainability of the scheme without the need for a private car. For further details, please contact the vendor's Agent.

The property was previously subject to the agricultural occupancy condition, however, this was successfully removed in July 2026.

It is the responsibility of the purchaser to make their own enquiries as to the planning history of the property.

Plan, Area & Description

The property is currently registered under title numbers NN362878 and NN164291.

Please note field numbers quoted may not match the RPA field numbers and a plan is for identification purposes only.

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agent in respect of any error, omissions and misdescriptions.

Tenure & Possession

The property will be sold freehold with vacant possession given upon completion.

Rights of Way Etc.

The property can be accessed directly off the public highway known as Sulgrave Road, with a block paved driveway giving access to the front of the property.

It is understood that a public footpath crosses through the agricultural land from north to south.

Council Tax

Home Nurseries is within Council Tax Band F and the amount payable for 2026/27 is £3,647.37.

Development Overage

The vendor will impose a development overage on any non-agricultural or non-private equestrian development over the entirety of the property for a period of 30 years at 30% which will be triggered on the earlier of either implementation of planning permission or disposal where the land that is disposed of includes the whole or any part (s) of the property with the benefit of that planning permission.

For clarity, it excludes any agricultural or equestrian development.

Local Authority & Utility Companies

West Northamptonshire Council	Tel. 0300 126 7000
Western Power	Tel. 0800 096 3080

Sporting, Timber & Mineral Rights

All rights are believed to be held with the freehold owner and will be included within the sale.

Method of Sale

The property is offered for sale by private treaty and any interested party should submit their unconditional offers to the Agent's Towcester Office for the attention of Tayla Cave.

Lotting

The vendor reserves the right to offer the property for sale in any other order than that described in these particulars, subdivide, amalgamate or withdraw the property from sale without prior notice.



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Fixtures & Fittings

Only those items specifically mentioned in the sales particulars are included within the sale or the items are specifically excluded.

What3Words

///trickster.resources.polka

EPC Rating

Home Nurseries has a rating of C (72) with potential for C (78).

Vendors Solicitor

To be confirmed.

Viewing

Viewing is strictly by appointment by contacting Tayla Cave on 01327 397979 or email Tayla.cave@howkinsandharrison.co.uk. Please note, this is a working property and therefore appropriate health and safety advice, and bio-security measures must be taken.

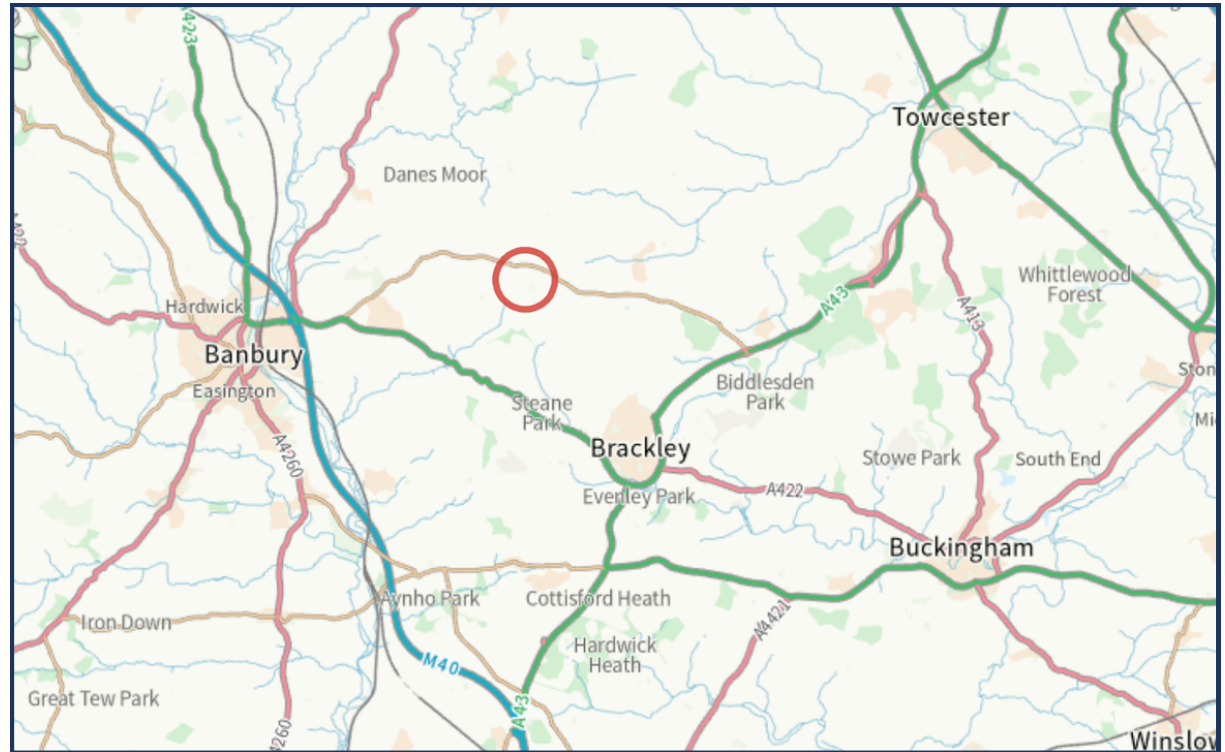
Anti Money Laundering Regulations

We are required under due diligence, as set up under HMRC, to take a full identification (e.g. photo ID and recent utility bill as proof of address) of a potential purchaser prior to accepting an offer on a property.

To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a sale. We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.

AMC

If you would like to discuss financing a purchase of agricultural land, please speak to our recommended AMC agents (Tayla Cave or Andrew Pinny) who will be happy to discuss this with you and make an introduction to AMC on your behalf.



Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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HOWKINS & HARRISON



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