



Manor Farm, Horton, Northampton, Northamptonshire

For the finer things in property.



**Manor Farm,
Ravenstone Lane,
Horton,
Northamptonshire,
NN7 2BH**

A once in a generation opportunity to acquire a complete farmstead surrounded by picturesque countryside, in a highly accessible and convenient location.

Northampton 8 miles, Olney 9 miles, Towcester 13 miles, Wellingborough 14 miles, Milton Keynes 14 miles, Bedford 18 miles

Three-bedroom farm cottage | Extensive range of traditional farm buildings | Stables | Manège
Permanent pasture | Private location | Re-development opportunities STPP

About 227 acres (92 ha) in total
For sale as a whole or in up to two lots

Lot 1 – Manor Farm

About 15.80 (6.4 ha)
Four reception rooms | Three bedrooms
Garden & Paddocks | Attractive traditional farm buildings | Redevelopment potential STPP
Surrounded by beautiful countryside

Lot 2 – Land at Manor Farm

About 211.46 acres (85.60 ha)
Permanent pasture



Situation

Manor Farm is located about 1 mile to the east of the village of Horton, on Ravenstone Lane which is a quiet no through road. The village of Horton in Northamptonshire has a number of village amenities including a boutique hotel, spa & restaurant “The French Partridge”. The neighbouring village of Hackleton offers a primary school, local shops and pub.

Manor Farm benefits from being in close proximity to Northampton which provides a number of day to day amenity services. Trains from Northampton arrive into London Euston from 51 minutes. The popular market town of Olney is 9 miles away, offering a range of restaurants, café’s and independent shops.

Manor Farm has good road links to M1 motorway and other major routes including A45, A5 & A509. London Luton Airport is 35 minutes’ drive from Horton.

Local private schools include Northampton High School, Wellingborough School & Pitsford School. Public schools are available at Oundle, Rugby, Uppingham & Oakham.

Manor Farm

Manor Farm is a highly attractive residential farm in a well-connected area of south-Northamptonshire. The farm has been held by the same family since 1936, being purchased from the dispersal auction of the Horton Hall Estate.

The farm is predominately permanent pasture and has operated as a livestock unit in recent years. It is understood that prior to this some of the land was in arable rotation.

Manor Farm presents a number of re-development opportunities in the beautiful red brick and stone traditional buildings.



Lot 1 – Manor Farm

About 15.80 acres (6.40 ha)
Guide Price £1,800,000

Manor Farm Cottage

Manor Farm Cottage is set back from the road, and is accessed through the farm yard. The front elevation has views over the fields in front of the house, and the rear of the house looks on to the farm yard. Ample parking is available. The cottage is adjoined to the farm buildings and garages, which offer the opportunity for further extension. The house is in working order but would benefit from further modernisation and improvement.

The front door opens into a hallway and washroom. Off this entrance hall is a door to the very comfortable snug and another door to the open plan kitchen-diner. Adjoining the kitchen is a south-east facing conservatory, which also serves as the main entrance from the farmyard. The kitchen leads through to the large sitting room and staircase leading to the first floor. Both the snug and sitting room benefit from recently installed log burners.

Upstairs, there are three well-proportioned bedrooms and a family bathroom. Built in wardrobes in two of the double bedrooms offer additional storage. To the front of the house is a large and well maintained garden including features such as a gravel path and fish pond.

Farm Buildings

Manor Farm has an extensive range of characterful traditional buildings, along with modern portal framed buildings. The farm buildings are circa 30,921sqft of gross external area. The traditional buildings include a granary and cart shed which have been maintained in good order to preserve their original features. The farm yard offers extensive potential for re-development into further residential accommodation, equestrian facilities or light commercial premises, subject to planning permission being sought.

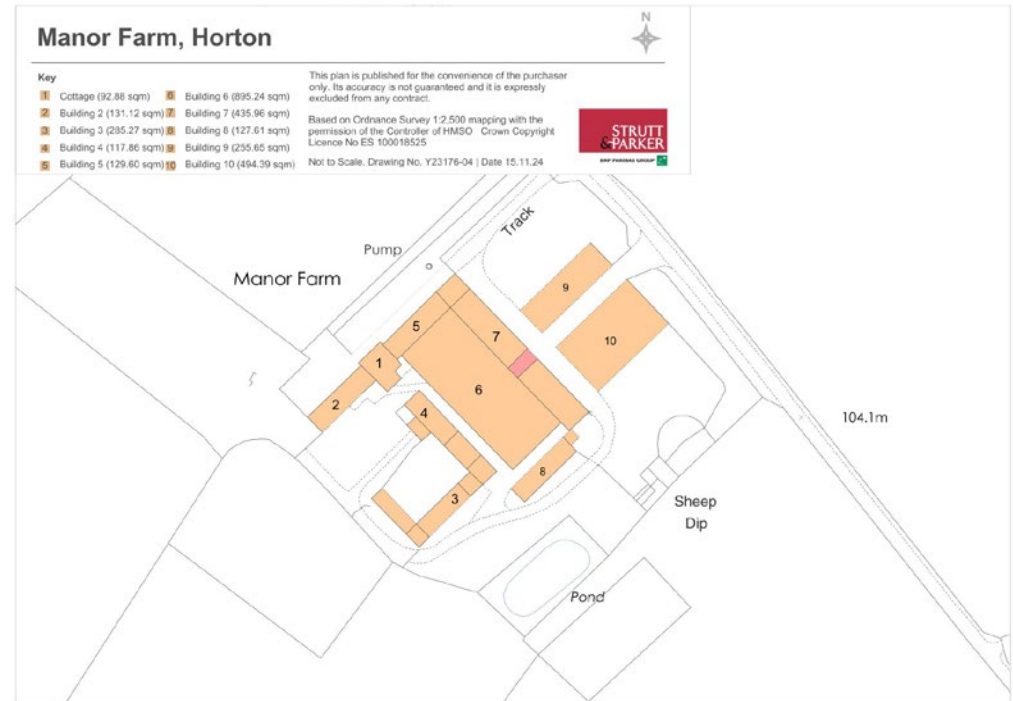
The farm buildings include a large two-storey red brick granary with slate roof; stone building under a pantile roof with character features including beams and a fireplace; portal framed dutch barns, six block built stables; former cart sheds and a large enclosed portal framed building.

The farmland

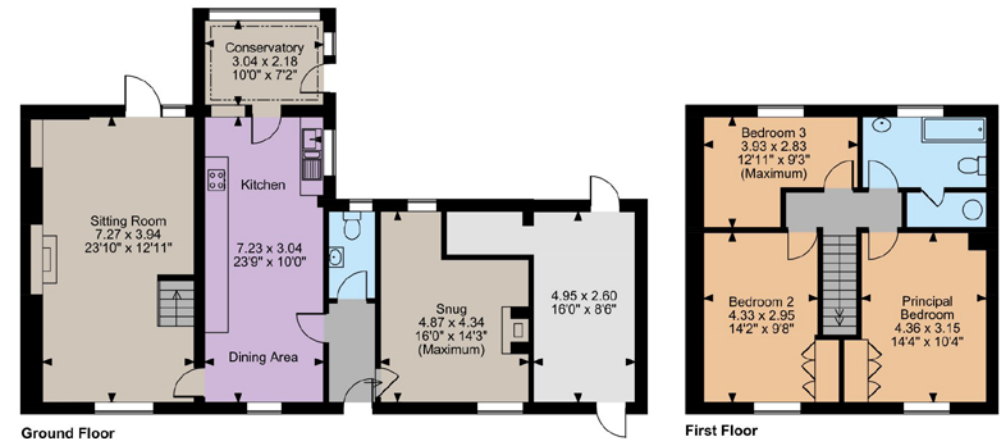
The land in Lot 1 comprises approximately 12.89 acres (5.22 hectares) of permanent pasture that wraps around the house and farm yard on three sides. Adjacent to the farm yard is a floodlit manège measuring 40m x 20m. The surface on the manège is silicone sand and carpet, installed in 2015.

The paddocks are accessed either through the farm yard or through a separate gateway that adjoins Ravenstone Lane. The land is serviced by various water troughs, and divided into smaller paddocks by a combination of post and rail fencing, electric fencing on wooden posts and stock proof fencing.

The Land is classified as Grade 3 by the Agricultural Land Classification of England and Wales. The soil belongs to the Ragdale series according to the Soil Survey of England and Wales, which is described as slowly permeable clayey and fine loamy over clayey soils suitable for winter cereals and stock rearing.



Manor Farm, Ravenstone Lane, Northampton
Main House internal area 1,440 sq ft (134 sq m)
Outbuilding internal area 162 sq ft (15 sq m)
Total internal area 1,602 sq ft (149 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Lot 2 - Land at Manor Farm

About – 211.46 acres (86.08 ha)
Guide Price £2,100,000

The Farmland

The land in Lot 2 comprises approximately 200.36 acres (81.08 hectares) of permanent pasture to the north and south of Ravenstone Lane. The land is serviced by various water troughs, and divided by a combination of post and rail fencing, stock proof fencing and mature hedgerows. The land is accessed from various gateways along Ravenstone Lane.

The Land is classified as Grade 3 by the Agricultural Land Classification of England and Wales. The soil belongs to the Ragdale series according to the Soil Survey of England and Wales, which is described as slowly permeable clayey and fine loamy over clayey soils suitable for winter cereals and stock rearing. It is understood that part of the land now in permanent pasture was once used in an arable rotation for cereal crops

General

Method of sale: Manor Farm is offered for sale as a whole, or in up to 2 lots by private treaty, subject to the holdover provisions detailed below. Further details are available from the vendor's agent.

Tenure: The freehold of the property is offered for sale with vacant possession upon completion except where short term holdover is required. Part of the farmland is occupied on informal licenses which will be terminated prior to completion of the sale.

Holdover: Holdover is reserved to permit the storage of machinery in some of the farm buildings and may be required for up to six months from completion of the sale. Holdover of the cottage may be required for up to six months following completion of the sale to allow the vendor's time to vacate the property. Further detail is available from the vendor's agent.



Services: Manor Farm has mains water and electricity to the Cottage. The Cottage is heated through a combination of an oil fired central heating system and the Cottage also benefits from two woodburners installed in the Snug and Sitting Room. An electric emersion heater is predominately used for the hot water, and this can be switched to run from the oil heating system. There is private draining to a septic tank. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Most of the farm buildings have single phase electricity, and a mains water supply serves the farmyard and land.

EPCs and Council Tax

EPC: F

Council Tax: Band E

Sporting, timber and mineral rights: All sporting timber and mineral rights are included in the freehold sale, in so far as they are owned.

Wayleaves, easements and rights of way:

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes and rentcharges whether referred to in these particulars or not.

There is a a bridleway over the land. Further details are available from the vendor's agent.

Basic Payment: The entitlements to the Basic Payment Scheme (BPS) are not included in the sale, and the vendor reserves the right to all future payments associated with the BPS entitlements

Schemes: The land is not subject to any environmental schemes.

Designations: The cottage and farm buildings are not listed. The farmland is in a Nitrate Vulnerable Zone (NVZ).

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Fixtures and fittings: All items usually regarded as tenant's fixtures and fittings and equipment, including fitted carpets and curtains, together with garden ornaments and statuary, are specifically excluded from the sale. These may be available to the purchaser by separate negotiation.

Local authority: West Northamptonshire Council (0300 126 7000).

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and safety: Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

Solicitors: HCR Law Lancaster House, Nunn Mills Rd, Northampton NN1 5GE



Manor Farm, Horton



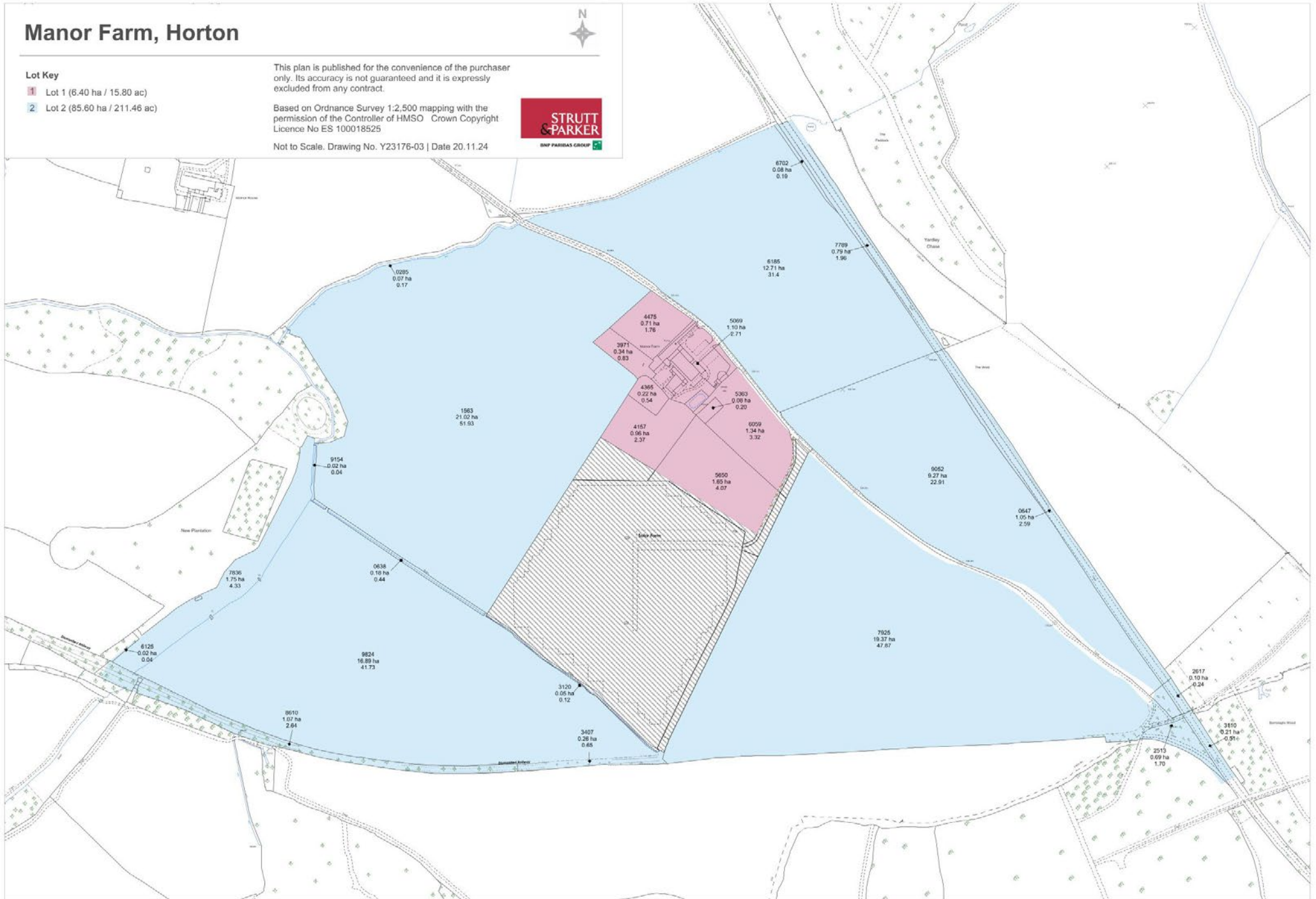
Lot Key

- 1 Lot 1 (6.40 ha / 15.80 ac)
- 2 Lot 2 (85.60 ha / 211.46 ac)

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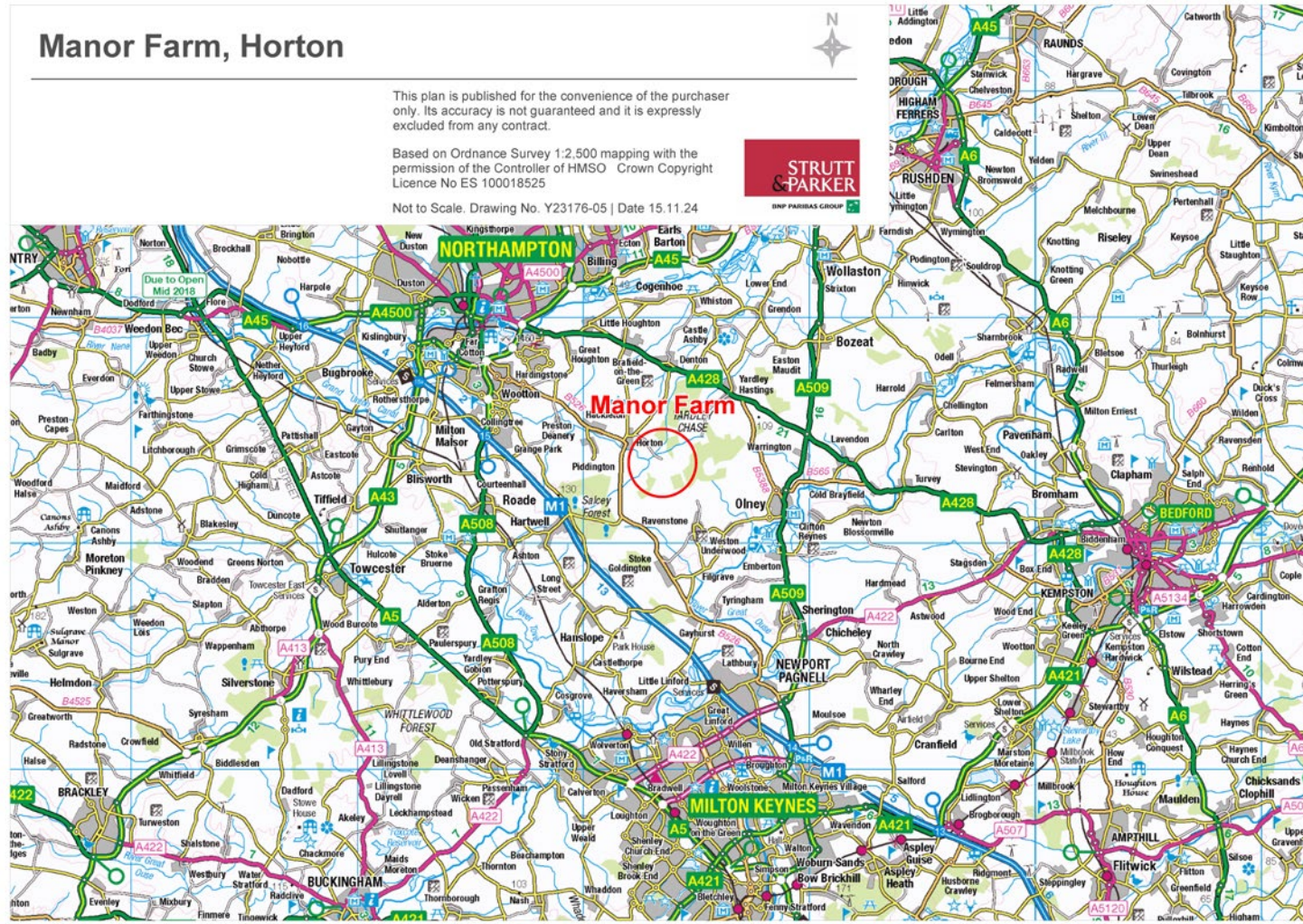


Manor Farm, Horton

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Postcode: NN7 2BH

What3Words: ///hometown.lemmings.proved

Directions: Approaching Horton village from Brafield-on-the-Green, take Denton Road through the village. At the junction turn right onto Ravenstone Lane and follow this road for approximately 1 mile before arriving at Manor Farm.

Viewing: Strictly by confirmed appointment with the vendor's agents, Strutt & Parker in Stamford on 01780 484040

Guide Price
 £3,900,000 - The Whole
 £1,800,000 - Lot 1
 £2,100,000 - Lot 2

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Over 50 offices across England and Scotland, including Prime Central London

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