

# FOR SALE

16.44 ACRES (6.65 HA)

**UNCONDITIONAL OFFERS INVITED**

POTENTIAL FOR RESIDENTIAL DEVELOPMENT

- › Excellent location in a desirable Northamptonshire village
- › Rare development opportunity for refurbishment and redevelopment of land and outbuildings STP
- › Brownfield – previously developed land
- › Current use – comprehensive residential dwelling with double garage, annexe and outbuildings



## REDEVELOPMENT OPPORTUNITY

**Land and Buildings at Shooter's Hill, Great Addington, Kettering, NN14 4BL**



## LOCATION

- Great Addington is a desirable Northamptonshire village, providing a rural character while maintaining proximity to the nearby conurbations of Kettering, Wellingborough, and Northampton.
- Great Addington is one of the most sought-after villages in Northamptonshire, offering a variety of countryside walks and well-renowned village pubs including the Hare and Hound village pub.
- Great Addington CofE Primary School is within a short walking distance and most recently Ofsted rated as 'Good'. The village is also within reach of several public and private schools including:
  - Oundle (22 mins - 11.5 miles)
  - Uppingham School (38 mins - 21.4 miles)
  - Wellingborough School (20 mins - 7.8 miles)
  - Northampton High School (33 mins - 19.4 miles)

The location benefits from excellent connectivity to infrastructure including A14 (J11), A6 and A45. This makes for an easy commute to major towns including Kettering, Wellingborough and Northampton.

Kettering train station (Midland Mainline) (7.4 miles) provides access to London St. Pancras International within 46 minutes. This service also runs frequent trains to:

- Wellingborough (9 mins)
- Bedford (23 mins)
- Luton (38 mins)
- Luton Airport Parkway (41 mins)

The house total area is 7,828 sqft (727 sqm) (GIA) providing for a large family home ideal for countryside living or with potential for conversion to apartments, subject to planning.

The coach house total area is 1,442 sqft (134 sqm) (GIA) and could provide a quaint annexe to the main house.

## AERIAL 360 TOUR

[CLICK HERE](#) to view the 360 Tour, or scan the QR code:



## THE SITE

The property is located to the southern edge of the village and is set within grounds totalling 16.44 acres, with scope for intensifying the uses onsite.

Shooter's Hill is a grand family home in need of refurbishment. The house comprises: 7 large double bedrooms, drawing room, dining room, snooker room, kitchen and living area. The property also includes a large utility room, several storage rooms, a boot room and a former equestrian stables with conversion potential or use as a granny annexe, subject to planning.

## VIDEO

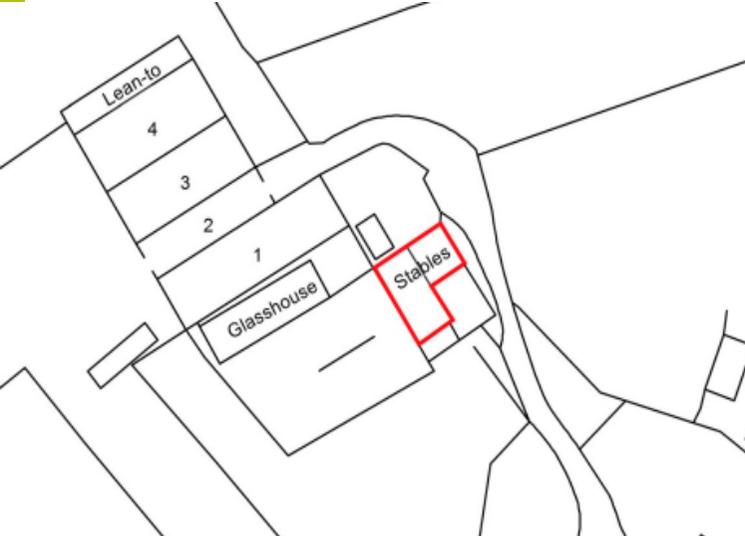
[CLICK HERE](#) to view the aerial drone video, or scan the QR code:



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Google Maps  
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## DEVELOPMENT OPPORTUNITY

The property includes four industrial steel portal framed outbuildings, a lean-to and large glasshouse presenting an opportunity for residential conversion or redevelopment of a small-scale executive style development subject to planning.

The outbuildings measure approximately 9,095 sqft of space and could either be utilised under their existing use for storage purposes or redeveloped. This is ideal for operating a family business from home or for redevelopment. Unit 1 has solar panels fitted to the roof.

## OUTBUILDINGS

No	Size (GIA)
1	270 sqm (2,906 sqft)
2	120 sqm (1,291 sqft)
3	170 sqm (1,829 sqft)
4	150 sqm (1,614 sqft)
Glasshouse	135 sqm (1,453 sqft)
<b>Total</b>	<b>845 sqm (9,095 sqft)</b>

The land has good frontage onto Lower Street which presents further opportunity for residential development subject to planning, given the residential setting. The site does not suffer from a negative planning history.

The property is unconstrained by planning policy as it is not subject to a Green Belt designation or Conservation Area. The property is not constrained by listed building or heritage constraints. The property does have individual and group TPO's. A small segment of the site to the northern boundary is within Floodzone 3 though majority of the site is in Floodzone 1. The site benefits from existing built structures and hard surfaces associated with the existing use constituting an element of previously developed land.

The property is currently accessed off Lower Street with further opportunity to provide an independent access to service any residential redevelopment, subject to planning. Please refer to the technical drawings for indicative access plans which adheres to North Northamptonshire design guide requirements.

## PLANNING POSITION

The East Northamptonshire Local Plan Part 2 was adopted in 2023 however, the site's limited physical and policy constraints provide a good opportunity for redevelopment of the commercial outbuildings to residential use. Given the status of this part of the property as previously developed land and the prioritisation of brownfield development in the National Planning Policy Framework.

The Great Addington Neighbourhood Plan has been submitted as part of the Regulation 16 Consultation with representations now being assessed.

## ACCESS

The site is accessed off Lower Street which is an adopted highway.

## SERVICES

Services are assumed to be available in the adjacent highway.



### TENURE

The freehold interest is being offered for sale as a whole with vacant possession on completion.

### OVERAGE CLAUSE

The Vendor will retain an overage clause of 30% of uplift relating to the land parcel fronting Lower Street

### INFORMATION PACK

The information pack is available on request. Please contact the agents for further information.

### MARKETING AND OFFERS

The site is to be sold by Private Treaty. Unconditional offers are sought with inclusive of overage clause and an offer exclusive of the overage clause. The vendor maintains the right not to accept the highest or any offer received.

### EPC

The residential property has an EPC rating of G.

### VIEWING

Access onto the site is strictly by prior appointment only with Kirkby Diamond.

### QUESTIONS SHOULD BE SENT TO:

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