

13 ACRES



LAND ADJACENT WHILTON LODGE
Watling Street, Norton, Daventry, NN11 2EH

 **DAVID COSBY**
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Land at Whilton Lodge

Watling Street, Norton, NN11 2EH

Site Area | Approx. 13 acres (5.4 ha)

Key Features

- Prime location with direct access from the A5 Watling Street
- 13 acres of versatile land, offering potential for various uses
- Mature landscaping with perimeter established tree screening
- Existing structures including former stables and cabins
- Utility services include Water, Electricity, and Drainage
- Potential for development subject to planning approval
- Easy access to major road networks and Long Buckby train station
- Scenic setting within a peaceful rural environment

Description

A unique opportunity to acquire a freehold plot of over 13 acres, set in a picturesque rural location next to Whilton Lodge. This site, with direct access from the A5 Watling Street, offers substantial potential for various uses, subject to planning consent.

The site features over 10 acres of secluded grass land, screened by mature trees, and approximately 3 acres of well-maintained lawns with mature trees and a traditional stone ha-ha.

Existing structures include former stables and workshops, providing further development potential. The site is serviced with essential utilities and offers a rare investment opportunity in a desirable rural setting.



The site is situated adjacent to Whilton Lodge and enjoys a prime location with direct access from the A5 Watling Street, offering excellent connectivity to towns such as Daventry, Rugby, and Towcester.

Description

A rare opportunity to acquire a freehold plot of land extending to just over 13 acres, set in a picturesque rural location adjacent to the historic Whilton Lodge. The site benefits from direct access off the A5 Watling Street, offering a wealth of potential for various uses or development opportunities, subject to obtaining the necessary planning consents.

The main portion of the site extends to over 10 acres and is discreetly screened from Watling Street by mature tree belts, providing both acoustic separation and privacy. The remainder of the site, approximately 3 acres, comprises beautifully maintained lawned areas which wrap around the southern aspects of Whilton Lodge and feature mature trees—some of which are subject to preservation orders—and a traditional stone ha-ha.

Within the grounds, a number of timber structures are positioned mainly around the perimeter of the site, including former stables, cabins, tack rooms, workshops, and storage units. These structures offer potential for refurbishment or redevelopment, subject to planning permission.

Historically, the land has served various purposes, from hunting grounds to school playing fields for the former Holborn School, and more recently, it has been utilised for equestrian activities and as a Camping and Caravan site.

Vehicular access is provided via a charming tree-lined driveway leading directly from Watling Street.

The site is understood to be serviced with essential utilities, including water, electricity, and drainage, the latter connecting to a septic tank located adjacent to Whilton Lodge.

This exceptional plot of land represents a unique investment opportunity in a highly desirable rural location, with scope for a wide range of uses.



Location

The site is situated adjacent to Whilton Lodge, with direct access from the A5 Watling Street, offering excellent connectivity to Daventry, Rugby, and Towcester. The nearby village of Norton, 2 miles east of Daventry, provides local amenities including a church, pub, and village hall. Whilton, just 5 miles from Daventry, is home to Whilton Marina and Whilton Mill, offering both leisure and conference facilities. Long Buckby, only 1.5 miles away, offers extensive amenities, including shops, schools, and a train station with direct services to London and Birmingham. The Heart of the Shires Shopping Village, located near Norton, offers additional facilities in converted farm buildings. The site is well connected by road and rail, with the M1 (Junction 16) just 6 miles away, providing further access to the national motorway network.

Agent's Note

The site is understood to be serviced with essential utilities, including water, electricity, and drainage, with the latter connecting to a septic tank located adjacent to Whilton Lodge. All interested parties should, however, satisfy themselves as to the availability and condition of all services and utilities to the site and rely upon their own enquiries.

The vendors reserve 25% of any uplift in the value of the land, which may result from any planning consents granted for uses other than agriculture or equestrian purposes. This overage provision will be applicable for a period of 20 years from the date of completion and covers the entire site. In practical terms, this means that if the land is sold or developed for purposes such as residential or commercial use within the 20-year period, the vendor will be entitled to 25% of the increase in value attributable to the new planning consent. Potential buyers should factor this into their financial considerations and may wish to seek independent advice on the implications of this uplift provision.

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Important Notice

These particulars are subject to vendor approval. Whilst every care has been taken in the preparation of these Sales Particulars, complete accuracy cannot be guaranteed, and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a detailed survey of the land, nor have we tested any services, boundaries, or access points related to the property; therefore, no guarantee can be made as to their condition or availability.

Any measurements or acreage figures given are approximate, and any plans provided are for illustrative purposes only and are not to scale. Photographs are provided for general information and do not infer that any structures or features shown are included in the sale.

In all cases, prospective purchasers should carry out their own due diligence by way of independent inspection and enquiries. Any comments made herein regarding the condition or potential use of the land are provided for guidance only and should not be relied upon.

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