Needles Hall, Brackley Hatch
Brackley, Northamptonshire, NN13 5TX

A rarely available rural property offering huge potential

- Detached period farmhouse, with annexe, for modernisation and renovation
- Detached four bedroom bungalow
- Stone barn with potential for creating a fabulous separate dwelling (subject to planning consent)
- Additional farm buildings
- Kennels/cattery buildings
- Gently undulating pastureland
- Woodland
- Close to Silverstone Motor Race Circuit
- Situated within Hazelborough Wood and conveniently close to major transport links and market towns
- In all about 64.65 acres (26.164 ha)

Banbury 01295 271555
banbury@fishgerman.co.uk
fishgerman.co.uk
Description
Needles Hall is situated at Brackley Hatch, off the A43, equidistant between the towns of Brackley and Towcester. Brackley is a popular thriving Market Town, with many independent specialist shops, including a traditional butcher, bookshop, many boutiques, along with bars, cafes, restaurants and supermarkets (including Waitrose). The town is home to the Mercedes-AMG Petronas Motorsport Team, and numerous other motorsport businesses are located nearby, as well as Silverstone Racing Circuit.

There is convenient access to the M40 motorway at Junction 10 (Ardley) to the south or Junction 11 (Banbury) for the north. Mainline train stations can be found at Milton Keynes (London Euston 35 mins), Banbury and Bicester. The area has a number of good schools including Silverstone Church of England School and Sponne School in Towcester. Other schools include Northampton High School for Girls, Northampton Boys School, Akeley Wood, Beachborough School, Westbury and Stowe School.

Accommodation
Needles Hall has been in the same family ownership for some 60 years. It now offers a purchaser a fabulous opportunity, with plenty of scope for modernising and renovating the main house, and the exciting potential of applying for planning permission to transform the traditional stone barn into a very special home in the middle of the farm. The bungalow provides well designed comfortable accommodation. The property is very flexible, and could therefore suit a number of purchasers, with different needs and circumstances.

Needles Hall
Believed to date back to the 18th Century. Many original period features remain throughout the property. On the ground floor the entrance porch leads to a sitting room with inglenook fireplace, and a dining room. The kitchen/breakfast room leads to a snug, with feature fireplace. On the first floor there are four bedrooms and two bathrooms. Accessed via the sitting room is the single storey self-contained two bedroom annexe, with its own kitchen
and bathroom. This could easily be incorporated within the main house, or kept as separate accommodation.

The Bungalow
This was built around 1965 and extended around 11 years ago. The entrance porch leads to a good sized open plan kitchen/dining area, leading to the sitting room. There are two bedrooms and a bathroom on the ground floor. On the first floor there are two further bedrooms and a wc.

The Traditional Stone Barn
The barn offers huge potential. It currently comprises an open fronted barn with stabling at one side and open store at the other, with views over the land. It is approximately 1,423 sq ft (132 sq m), and there are remains of the old pig buildings to the west. It is set in the middle of the farm but enjoys views over open pasture land on all sides.

The Kennels and Cattery
The current owners have previously run a successful business from the property, which recently closed. The kennels comprise reception, kitchen area, grooming parlour and store with 28 kennels and 6 runs. The cattery has 12 pens. The buildings could potentially be used for this purpose again, or indeed put to another use.

The Land
The land is permanent pasture and level in the main, sloping down to the stream to the north, and is surrounded by woodland which provides privacy. There are no footpaths/ bridleways crossing the property.

The Farm Buildings
There is an agricultural steel barn (30’ x 44’) with 15’ lean-to near the farmhouse. The farm buildings are further up the farm with a steel framed barn (40’ x 45’), pole barns and pig pens.

Basic Payment Scheme and Environmental Stewardship
Entitlements are claimed on under the Basic Payment Scheme. Payment for the current scheme year will be retained by the vendor. The entitlements will be available for sale by separate negotiation. If transferred there will be an indemnity to protect the vendor from any breaches in cross compliance for purchases within the scheme year. The property is not entered into any environmental stewardship scheme.

Overage Clause
An overage clause will be inserted in the contract to cover the entire property. It will be triggered if planning permission is given for more than 3 residential houses. The term will be for 40 years and 20% of the enhanced value will be payable to the vendor. Further details are available from the selling agents.

Rights of Way, Wayleaves and Easements
The property will be sold subject to and with the benefit of all rights of way, wayleaves and easements, whether mentioned in these sale particulars or not. The entire property is free from public footpaths and rights of way.

Services & Local Authority
Mains electricity is connected. Drainage is via private septic tanks. Water is from a private bore hole supply. There is a three phase electricity supply to the farm buildings. None of the services, fittings or appliances, heating installations, plumbing or electrical systems have been tested by the selling agents. South Northamptonshire Local Authority. Council Tax: Needles Hall - Band G; The Bungalow - Band D.

Directions
From Brackley head north along the A43 towards Northampton. With the Green Man Inn/Premier Inn on the left take the turning right, crossing the dual carriageway, and the property will be accessed via a private access.
Main House (Including Annex) = 234.40 sq m / 2523.06 sq ft
Garage = 24.93 sq m / 268.34 sq ft
Bungalow = 155.32 sq m / 1671.85 sq ft
Traditional Barn = 132.21 sq m / 1423.09 sq ft
Total Area = 546.86 sq m / 5886.35 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
In all about 64.65 acres

Approximate Travel Distances

Locations
- Brackley 6 miles
- Towcester 6 miles
- Banbury 15 miles
- Oxford 29 miles
- M1 J15a 12.5 miles

Nearest Stations
- Banbury 15 miles
- Milton Keynes 17 miles

Nearest Airports
- London Luton 41 miles

Details and photographs prepared July/August 2018.

Please note: Fisher German LLP and any Joint Agents give notice that: The particulars are produced in good faith are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Fisher German has any authority to make or give representation or warranty on any property.