



The Hen Yard, Gayton Manor Farm, Wrights Lane, Gayton,
Northamptonshire, NN7 3HE

HOWKINS &
HARRISON

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Guide Price: £1,100,000

An exciting opportunity to create a bespoke development of five luxury two and three bedroomed barn conversions totalling in excess of 8,000 square feet, within the delightful rural village of Gayton. Full Planning Permission was granted by West Northants Council on the 16th of April 2025, under reference number 2025/2838/FULL, to utilise five existing agricultural barns to facilitate the development.

Features

- Exciting opportunity to create a bespoke development
- Five barn conversions with private gardens
- Zero Community Infrastructure Levy (CIL) liability
- Totalling in excess of 8,000 sq ft
- Full Planning Permission granted by West Northants Council: 2025/2838/FULL
- Popular village location
- Open courtyard & two parking spaces per plot, plus three visitor spaces



Location

The pretty village of Gayton is situated about five miles south west of Northampton town centre, about two miles from the A43 leading to the M40 and about three miles from Junction 15a of the M1. Train stations at Northampton and Milton Keynes offer services to London Euston.

Amenities in the village include primary school, parish church, village hall, playing fields, and a public house. The Grand Union Canal passes close by. Leisure facilities can be found at Sixfields Leisure Centre area in Northampton where there is a multiplex cinema, supermarket and restaurants.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcestrians Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.

Development Proposal:

Plot 1: 1,507 sq ft.
Plot 2: 1,400 sq ft.
Plot 3: 1,744 sq ft.
Plot 4: 1,895 sq ft.
Plot 5: 1,540 sq ft.



Community Infrastructure Levy (CIL):

Whilst West Northants council charges CIL for new developments, it should be noted there is zero CIL liability on this development, as the additional floor space created is less than 100m².

Planning documents:

All the plans and documents can be viewed on the portal for West Northants Planning Department: www.westnorthants.gov.uk under reference 2025/2838/FULL.

Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel: 01327-353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded.

Services

We understand that the following services are available in the locality: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

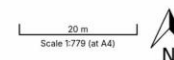
Council Tax Band – To be determined at build completion.

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HARRISON**

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Manor Farm, Wrights Lane,
Gayton, NN7 3HE.



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