



## 6 bed character property to buy in NN11

New Street, Daventry, Northamptonshire,  
NN11 4BT

**£280,000** Starting Bid

🏠 x 6 🚗 x 5 🚻 x 4

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Striking Neo/Gothic Church
- ✓ Huge Commercial & Residential Potential
- ✓ Six Bedrooms

## Key Information

- ✓ Council Tax: Band G
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

A rare opportunity to acquire a substantial detached Grade II\* and Grade II Listed property in the heart of Daventry, steeped in local history and offering a variety of potential future uses, subject to the relevant permissions. Originally dating back to 1576 as Daventry's first Grammar School, Windsor Lodge has since served a number of purposes including a Catholic Church, guest house, restaurant and tea room.

The ground floor accommodation is extensive and highly versatile, comprising two entrance porches, a full height double cellar, hallways, a fitted kitchen, dining room and an impressive large living room featuring exposed beams and a built in bar area. Additional ground floor accommodation includes three cloakrooms, a conservatory style rear passage, and a scullery room with vaulted ceiling and utility provisions. The property benefits from two separate staircases providing access to the upper floors.

To the first floor are two separate landing areas serving a range of reception and bedroom accommodation. The first section includes a sitting room with feature bay window, a principal bedroom with fitted wardrobes and exposed beams, adjoining dressing room, and a family bathroom. The second landing gives access to a further sitting room with a striking full height arched window and luxurious en-suite, the three additional bedrooms, each benefitting from en-suite shower.

The second floor provides two further bedrooms, including one with an en-suite shower room, together with exposed beams and useful storage cupboards, continuing the character and flexibility found throughout the property.

Externally, the property benefits from a side driveway providing off road parking for one vehicle, along with a private enclosed courtyard and walled garden featuring paved patio areas, mature shrubs, borders and trees.

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 7.2% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

EPC Rating: TBC. Council Tax Band: G

Council Tax Band: G

Tenure: Freehold

Price: Starting Bid £280,000

Property Type: Character Property

Parking: Off Street

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

