



THE ARTHINGWORTH ESTATE

Arthingworth ♦ Northamptonshire



savills

THE ARTHINGWORTH ESTATE

Arthingworth ♦ *Northamptonshire*

Market Harborough 6 miles

Kettering 11 miles

Northampton 15 miles

(All distances are approximate)

AN ATTRACTIVE AND DIVERSE COUNTRY ESTATE

Manor House with 10 bedrooms, 6 reception rooms and 7 bathrooms

Grade II Listed Old Manor with 4 bedrooms, 4 reception rooms,
and 4 bathrooms

All set within landscaped gardens and parkland

Extensive greenhouses, outbuildings and garages

Purpose-built offices totalling 4,000 sq ft

Gate Lodge, pair of semi-detached cottages and 1 further cottage

Modern farm buildings

Secluded productive pasture and arable land all within a ring fence

Strategically placed woodland with sporting potential

IN ALL ABOUT 678.04 ACRES (274.40 HECTARES)

AVAILABLE AS A WHOLE OR IN 8 LOTS

*These particulars are only as a guide and must not be relied on as a statement of fact.
Your attention is drawn to the Important Notice on the last page of the text.*

LOCATION

The Arthingworth Estate is situated on the Northamptonshire/Leicestershire border, south of Market Harborough. The majority of the land extends to the east and north of the village, interspersed with a number of strategically placed woodlands. Rural, yet accessible, the Estate sits on the edge of the village of Arthingworth, about 6 miles from the market town of Market Harborough, which includes a good range of amenities and facilities and a mainline rail service to London St Pancras (from 65 minutes). The town of Northampton is about 15 miles to the south. Junction 2 of the A14 is within 2.5 miles and via the A14 a further 13.5 miles to Junction 19 of the M1. Birmingham Airport is some 40 miles to the west.

The Estate is located in an area spoilt for choice with renowned preparatory, public and state schools, including Maidwell, Oundle, Uppingham, Oakham and Northampton High School.

SUMMARY

Last on the market in 1944, the Arthingworth Estate is a unique residential and agricultural country estate set in the rolling hills of North Northamptonshire, with two substantial principal houses set in mature grounds and parkland, secondary residential accommodation, commercial offices and a first class farming enterprise.

The Estate comprises two principal houses, the first of which, The Old Manor, forms part of the original Estate, having been reduced in size in the 1960s and refurbished in the early 1990s. The new Manor was developed from the original stable block in 1960s to form a substantial and attractive property.

The farmland is an attractive block of gently undulating pasture and productive commercial arable land, with strategically planted pockets of woodland laid out for shooting potential. The land predominantly extends to the north and east of the principal properties with good access from main roads and country lanes.

The land is all located within a ring fence and amounts to about 678.04 acres (274.40 hectares).



Lot 1

THE MANOR

The Manor originally formed the stable block to The Old Manor. The property was converted by the present owner in the 1960s, and subsequently in the early 1990s, to create a substantial and imposing property with extensive accommodation over two floors. The house is approached along a drive which splits into two spurs leading up to the two principal residences. The drive winds round to the north front of The Manor, which stands facing south/north with beautiful views over the south facing garden and paddocks. This area is protected by trees from The Old Manor, providing privacy between the encompassing gardens.







GROUND FLOOR

The **Reception Hall** with double doors and flagstone floors leads directly to the inner hallway, Drawing Room and Dining Room. The double aspect **Drawing Room** features attractive bay windows to the south elevation with views over the gardens and parkland beyond. The room has panelling throughout and includes French doors to the west offering a charming view of the sunken garden.

The Drawing Room leads to the rear stair hall with built-in drinks and storage cabinets and a door to the southern terrace and gardens beyond. The oak flooring continues through to the **Inner Hall** and into the **Library** which includes pine panelling, built-in shelving and a feature fireplace.

A corridor leads to the south wing and the back stairs from the front hallway. Off this corridor lies the double aspect **Tulip Room** including a photographic dark room/walk-in storage cupboard, the **Study** and the **Garden Room**. The **Study**, with built-in shelves, an open fireplace and glazed door to the terrace and gardens.

Accessed from the study and the corridor, the double aspect **Garden Room** features an open fireplace, bookshelves, oak flooring, sash windows and elegant cornicing. Glazed French doors lead to the southern terrace and gardens.

The inner corridor leading down from the front hallway has a WC and a walk-in cupboard.







The substantial **Kitchen Breakfast Room** offers fantastic living and entertaining space. There is a range of fitted floor units with tiled work surfaces and shelving above. The units feature a double stainless steel sink and drainer, Gaggenau fryer and Rosieres two oven cooker whilst the four oven Aga is a focal point of the room. The central island unit includes further storage space and a circular stainless steel sink. The overall seating area is a particular feature of the room offering uninterrupted morning sunlight through its octagonal design.

The Kitchen is well serviced by a walk-in **Pantry** with fitted shelving and a substantial **Utility Room** with a range of built-in cupboards and glazed wall units along with two stainless steel sinks. At the far end of the Utility Room is the **Gun Room** with security door.

The well proportioned **Dining Room** is situated in the northern elevation of the property and features French doors to the western terrace, an open fireplace with doors to either side providing access to the **Billiard Room**.

Off the north wing, there are staff rooms comprising a small **Kitchen, Sitting Room** and **WC** together with stairs to the first floor.





FIRST FLOOR

The main staircase leads up to the split galleried landing and through to the **Master Bedroom Suite** with his and hers dressing rooms and en-suite bathrooms. The first en-suite bathroom is accessed through a concealed door and includes a panelled bath with marble surround, heated towel rail, hand basin with marble surround, bidet and WC. A door from the bathroom leads into the walk-in wardrobe with fitted shelving and hanging space. The **Dressing Room**, to the north of the bedroom, includes a range of built-in wardrobes and shelving and provides access to the second en-suite bathroom with panelled bath and marble surround, heated towel rail, hand basin and WC.

Bedroom 2 incorporates a range of built-in wardrobes and cupboards and gives access to the en-suite bathroom with panelled bath, heated towel rail, hand basin, bidet and WC.

The south facing **Bedroom 3** has beautiful views over the gardens and parkland. The en-suite bathroom incorporates a cast iron bath, heated towel rail, hand basin, bidet and WC.

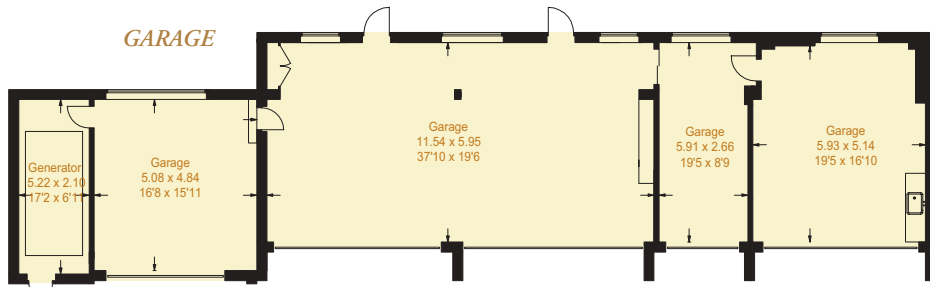
The rear landing provides access to **Bedroom 4** with west facing views over the landscaped gardens and a range of fitted wardrobes whilst the adjacent **Laundry Room** incorporates a range of fitted storage cupboards. A **Family Bathroom** includes a panelled bath, heated towel rail, hand basin and WC.



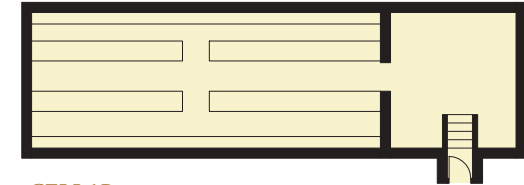
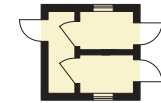
The landing continues up a flight of steps leading to **3 further Bedrooms** with fitted wardrobes and cupboards and **2 Family Bathrooms** with panelled baths, heated towel rails, hand basins and WCs,

From the landing, a door leads to the north wing where there is a **Boot Room** and **3 further Bedrooms, Family Bathroom** and a **Shower Room** with WC, bedrooms and bathrooms currently forming part of the annexe.

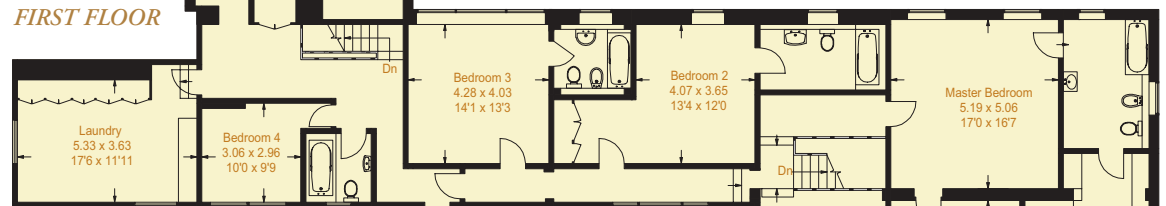




(Not Shown In Actual Location/ Orientation)



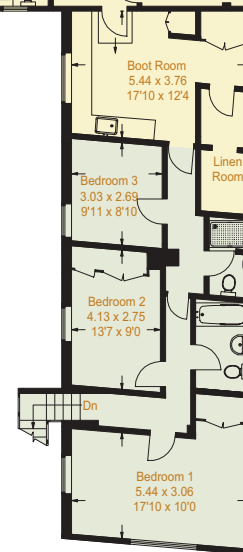
FIRST FLOOR



GROUND FLOOR



ANNEXE



ANNEXE

NOT TO SCALE.
FOR IDENTIFICATION PURPOSES ONLY.



Gross internal area (approx):-
 The New Manor:- 963 sq m / 10,366 sq ft
 Cellar:- 58 sq m / 624 sq ft
 Garage:- 154 sq m / 1,658 sq ft
 Dog Kennels:- 6 sq m / 64 sq ft
Total:- 1,181 sq m / 12,712 sq ft



OUTSIDE

To the rear of The Manor is a range of **8 Garages** with electric up and over doors. These have been extended from the old stable block and outbuildings. Two dog kennels with outside runs are located at the edge of the courtyard.

A substantial **Cellar** is located close to The Manor which could be used for a number of purposes but is currently used for general storage.

GARDENS AND GROUNDS

The front of The Manor is awash with mature creepers and roses which provide an elegant frame to the manicured lawns, enclosed by mature borders and ha-ha to the south. The south facing garden has a substantial lawned area with extending borders of mature shrubs and climbing roses. A York paved terrace area provides a fantastic space for entertaining in the summer months. The west facing side garden features a central pond within an enclosed sunken garden with York paving surrounded by box hedging and shrub borders. Further lawns extend to the north and west interspersed with mature trees and shrubs.

To the east of The Manor is an extensive range of greenhouses which have been used in recent years to grow a wide range of roses, fruit and vegetables. The building was previously used as part of a tomato production business in conjunction with a brick packing house to the east, now redundant and used for general storage.

The parkland has been grazed on an ad-hoc basis in recent years and provides a beautiful outlook over the rolling land to the south.





OFFICES

Set away from The Manor and constructed by the current owner in the 1960s, the single storey building of timber construction amounts to approximately 4,000 sq ft. The offices are centred around an open plan reception area with doors leading to a meeting room and a number of smaller offices along with service facilities. The offices may be suitable for redevelopment subject to the necessary planning consents.



Lot 2

THE OLD MANOR

The Old Manor, formally Coughton Galleries, owned by the late Lady Isobel Throckmorton, is an attractive Grade II Listed property set in mature landscaped grounds. The house is approached along a sweeping drive off the public road through the mature parkland grounds. The driveway splits into two spurs, one leading to The Old Manor to the west, the other to The New Manor to the east.

The property originally dates from the Queen Anne period but was partly demolished and reduced in size in the 1960s. In 1990, much of the house was reconstructed to provide spacious living accommodation and a well equipped gallery with storage areas, all registered for commercial use.

GROUND FLOOR

The front doors lead into a substantial **Reception Hall** with flagstone floor and ornate original oak staircase. Radiating from the Hall are the Drawing Room and Kitchen. There is also a **WC** and **Lift** to the first floor.



The **Kitchen Breakfast Room** incorporates built in floor and wall units, four oven Aga, Rosieres double oven, stainless sink and drainer, storage cupboards and hatch through to the Dining Room. Steps lead up to the **Utility Room** with built-in storage cupboards, ceramic sink, wooden work surfaces and door to the rear courtyard.





The **Dining Room** is situated in the east wing with a substantial bay to the south and views over the gardens and park to the south and west.

The double aspect **Drawing Room** is a light, well proportioned room with large bay windows offering fantastic entertaining space. The room includes an open fireplace with double doors to the southern terrace and gardens.

Doors from the Drawing Room lead through to the **Library** with fitted bookshelves and doors through the Gallery and rear hall.

The **Gallery** is no longer in use but provides the opportunity to incorporate it back into the residential accommodation. The full length ceiling lantern and bay windows provide light into this extensive room which lends itself to a number of uses.



To the rear of the property is the rear hallway with access to a number of picture storage rooms, WC and door to the outside.

FIRST FLOOR

The main oak staircase opens out on the galleried landing off which all the bedrooms radiate. Steps lead up past the lift to the **Master Bedroom Suite** with its large bay window to the south offering far reaching views over the gardens and parkland. The en-suite bathroom includes panelled bath, WC, pedestal wash basin and heated towel rail whilst a door leads into the walk-in wardrobe with fitted shelves and railings.

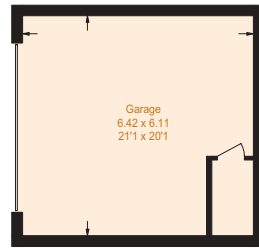
Bedroom 2 incorporates fitted wardrobes and has an en-suite bathroom with a panelled bath, WC, pedestal wash basin and heated towel rail.

The south facing **Bedroom 3** has attractive views over the grounds and a substantial en-suite bathroom with a panelled bathroom, pedestal wash basin and heated towel rail.

Bedroom 4 includes window seats with views overlooking the walled gardens and green houses to the north. The en-suite bathroom comprises a panelled bath, wash basin and heated towel rail.

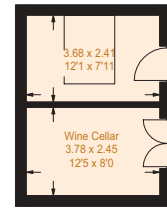
OUTSIDE

Opposite the doors to the Utility Room are two **Outbuildings** currently used for general storage. Through a wrought iron gate steps lead down to the lower garden. Under the two outbuildings is a **Cellar** currently used as a wine store.



GARAGE

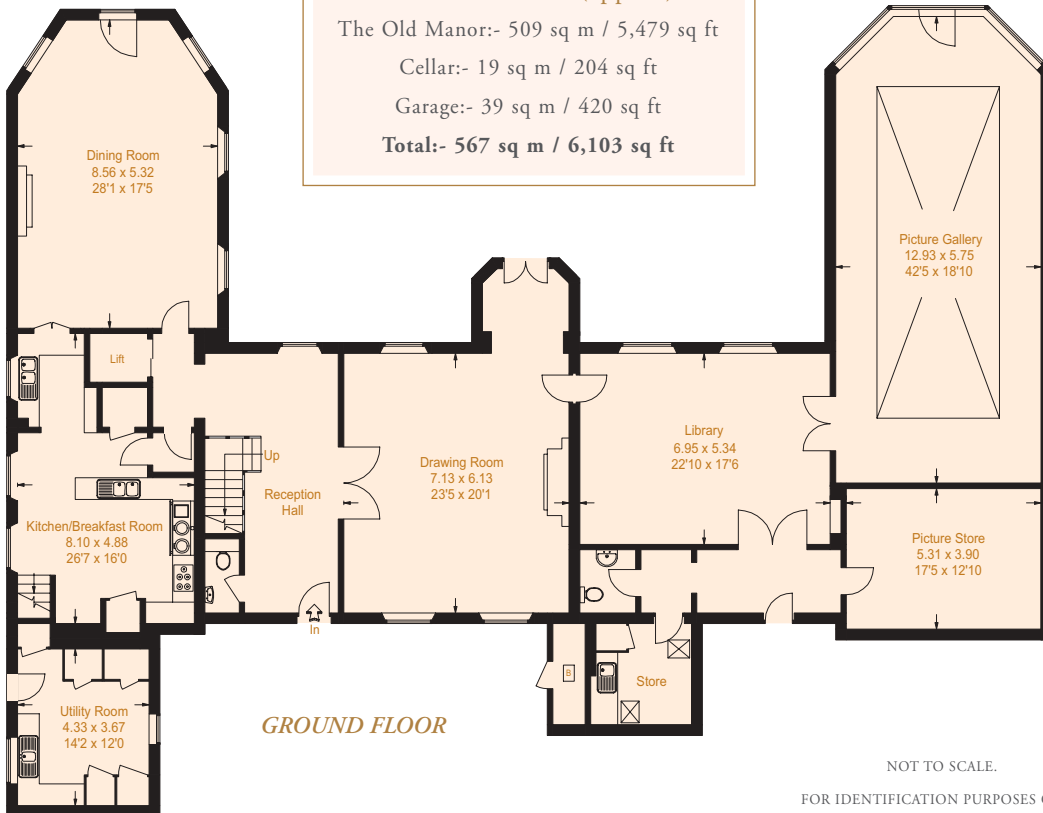
(Not Shown In Actual Location/ Orientation)



CELLAR



Gross internal area (approx) :-
 The Old Manor:- 509 sq m / 5,479 sq ft
 Cellar:- 19 sq m / 204 sq ft
 Garage:- 39 sq m / 420 sq ft
Total:- 567 sq m / 6,103 sq ft



NOT TO SCALE.

FOR IDENTIFICATION PURPOSES ONLY.





NOS. 1 & 2 ESTATE COTTAGES

These semi-detached 2 bedroom cottages, situated to the west of The Old Manor, are of brick construction under a slate roof. The Cottages have private gardens in which there are some old pig sties, together with a range of traditional brick outbuildings used for general storage purposes. The properties are accessed via the rear drive with parking to the side of the cottages or adjacent to the Dutch barn.

1 ESTATE COTTAGES

On the ground floor the cottage comprises a **Reception Hall, Sitting Room** and **Kitchen** whilst on the first floor there are **2 Bedrooms**, a **Family Bathroom** and **WC**.

2 ESTATE COTTAGES

On the ground floor the cottage includes a **Reception Hall, Kitchen Breakfast Room, Sitting Room**, and external storage cupboards whilst on the first floor there are **2 Bedrooms** and a **Family Bathroom**.

Both cottages are currently let on a Assured Shorthold Tenancies.

The steel framed **Dutch barn** is located to the south of the Estate Cottages. The building is currently used as a wood store but could be used or developed for a number of purposes, subject to planning, as required.

GARDENS

The gardens and grounds surrounding The Old Manor have been immaculately designed and landscaped. A mixture of Lime, Silver Birch and Oak Trees line the gardens with a feature circular pond and box hedging. The north gardens are surrounded by shrubs and borders with mature trees, yew hedging, vegetable borders and a range of greenhouses interspersed with box hedging. There is an extensive range of greenhouses and outbuildings at the northern end of the gardens, adjoining the substantial brick wall, running from the walled garden and enclosing the garden from the paddocks beyond.



The attractive and imposing walled garden with Grade II Listed gates contains a **Tennis Court** enclosed by conifers, and gravel paths bordered by mature shrubs and plants. From the walled garden there is access to the Estate Cottages.

The beautiful arboretum to the south of the park and adjacent to the church is awash with a number of well know and rare species. The area has been impeccably maintained with mown grass walkways winding through the area.



Lot 3

LAND AT ARTHINGWORTH

Situated to the north of The Old Manor and The Manor, Lot 3 comprises about 39.21 acres (15.87 hectares) of pasture and woodland. Access is taken off the public highway with a track connecting many of the fields.

The land is currently let on a Farm Business Tenancy until 1st October 2013.





Lot 4

MANOR FARM

Manor Farm comprises 209.96 acres (84.97 hectares) of ring fenced rolling farmland and a range of livestock buildings.

The land is located within a ring fence and comprises a mixture of pasture and arable land, together with some areas of woodland.

The Manor Farm buildings are situated at the western end of the lot, and the River Ise forms much of the southern boundary and Desborough Road to the north.

The arable land amounts to 149.77 acres (60.61 hectares), much of which is currently farmed under a Contract Farming Agreement. The land has been entered into the Entry Level and Higher Level Stewardship Schemes.

The pasture land amounts to 41.71 acres (16.88 hectares) and the woodland to 9.92 acres (4.01 hectares).

The majority of the farm buildings and the pasture are currently let on a Farm Business Tenancy until 1st October 2013.

Located to the east of The Manor and adjacent to the Braybrook Road, Manor Farm has an extensive range of modern-style farm buildings, currently used as part of a beef unit and previously used as part of a dairy enterprise. The buildings provide a comprehensive range of covered cattle yards and general storage facilities along with a number of isolation units, the disused dairy and three silage clamps.

The buildings comprise:

- 1 Workshop/General Purpose Store**, 51.18' x 45.93' (15.60m x 14.00m)
A steel portal framed building with profile tin cladding, fibre cement roof, concrete floor and sliding doors.
- 2 General Purpose Store**, 75.15' x 60.37' (22.60m x 18.40m)
A steel portal framed 4 bay timber clad building with fibre cement roof and concrete floor.
- 3 Straw Shed**, 157.48' x 62.34' (48.00m x 19.00m)
An 8 bay open sided steel portal framed building with fibre cement roof and part earth, part concrete floor.
- 4 Covered Yard**, 118.11' x 59.71' (36.00m x 18.20m)
A steel portal framed building with timber cladding and fibre cement roof.
- 5 Covered Yard**, 118.11 x 89.24' (36.00m x 27.20m)
A steel portal framed part timber clad building with fibre cement roof.
- 6 General Purpose Store/Former Cattle Yard and Dairy**, 114.83 x 28.87' (35.00m x 8.80m – principal part) 16.40' x 13.78' (5.00m x 4.2m – dairy office) 13.78' x 12.80 (4.2m x 3.9m – dairy)
The former dairy and livestock building is predominantly of brick construction with part fibre cement, part tin sheet roof. The extension in which the former dairy is located is of concrete block construction.
- 7 Calf Pens**, 98.43' x 16.40' (30.00m x 5.00m)
Comprising 5 units, the pens are of concrete block construction with cement fibre roofs, concrete floors and steel doors.
- 8 Calf Pens**, 114.83 x 16.40' (35.00m x 5.00m)
Comprising 6 units, the pens are of concrete block construction with cement fibre roofs, concrete floors and steel doors.



Lot 5

LAND OFF DESBOROUGH ROAD

Bordered by roads on three sides, the land off Desborough Road is predominantly down to arable with a number of strategically placed pockets of woodland with shooting potential.

The arable land amounts to 105.20 acres (42.57 hectares) and the woodland to 15.36 acres (6.22 hectares).

Part of the land is farmed under a Contract Farming Agreement until 1st October 2012 and entered into the Entry Level and Higher Level Stewardship Schemes, whilst the remainder is currently let on a Farm Business Tenancy until 1st October 2013.





Lot 6

LAND OFF MIDSHIRES WAY

Principally down to arable with some areas of woodland and pasture, Lot 6 comprises about 283.06 acres (114.55 hectares) of land. A track runs through the land and access from the public highway can be taken from Midshires Way to the north and Braybrooke Road to the east.

The arable land amounts to 233.37 acres (94.45 hectares) much of which is farmed under a Contract Farming Agreement until 1st October 2012. The land has been entered into the Entry Level and Higher Level Stewardship Scheme. A small area to the south is currently let on a Farm Business Tenancy until 1st October 2013.

Lot 7

MANOR LODGE

An attractive single storey, quintessential gate lodge sitting at the end of the driveway to The Manor and The Old Manor. It is of painted brick construction under a slate roof.

Internally the property comprises a **Kitchen, Sitting Room, 2 Bedrooms** and a **Family Bathroom**.

Manor Lodge is currently let on a Shorthold Tenancy



Lot 8

OAKTREE COTTAGE

Subject to an Agricultural Occupancy Condition (AOC), Oaktree Cottage is a brick and tile bungalow with adjoining garage. Internally the property comprises a **Kitchen** with **Utility Room, Sitting Room, 3 Bedrooms** and a **Family Bathroom**. It is surrounded by gardens and enjoys views over open countryside.

The cottage is currently let as part of the Farm Business Tenancy until 31st October 2013.



THE ARTHINGWORTH ESTATE

THE MANOR EPC



THE OLD MANOR EPC



1 ESTATE COTTAGE EPC



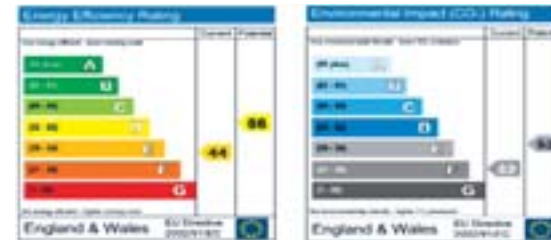
2 ESTATE COTTAGE EPC



MANOR LODGE EPC



OAKTREE COTTAGE EPC





Special conditions of sale

GENERAL REMARKS AND STIPULATIONS

POSTCODE

LE16 8JT

METHOD OF SALE

The Estate is to be offered for sale by private treaty as a whole or in 8 lots.

TENURE AND POSSESSION

The freehold of the Estate is being offered for sale subject to the various tenancies and occupations as set out in these particulars.

A number of buildings on the Estate are occupied on various short term licences. Further details are available from the Vendor's agents.

The sporting rights are let on an annual basis until 1st February 2012.

LOCAL AUTHORITIES

Northamptonshire County Council: Tel: 01604 236 236

Daventry District Council: Tel: 01327 871 100

COUNCIL TAX

Property	Council Tax Band
Arthingworth Old Manor	G
The Manor	H
Manor Lodge	C
Oaktree Cottage	D
1 Estate Cottages	B
2 Estate Cottages	B

PLANNING

A schedule of the planning consents is available from the Vendor's agents.

VIEWING

Viewings are strictly by prior appointment and are to be arranged through Savills.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale and the Vendors can give no warrant of serviceability. The right is reserved to remove all other items not specifically described prior to the completion of the sale.

Certain items within let properties are owned by the tenants or have been added by the tenants. For further information please contact the Vendor's agents.

SPORTING TIMBER AND MINERAL RIGHTS

In so far as they are owned by the Vendors, rights of sporting, mineral and timber are included in the sale of the Arthingworth Estate.

SOILS

Across the Estate, the soils are classified as Grade 3 and according to the Land Classification of England and Wales are principally of the Hanslope and Denchworth series. These both tend to be slowly permeable clayey soils best suited to winter cereals and permanent pasture.

SINGLE PAYMENT SCHEME

The land is registered for Entitlements, however no Entitlements will be transferred as part of the sale.

ENTRY AND HIGHER LEVEL STEWARDSHIP SCHEME

The in-hand farm is in an Entry Level and Higher Level Stewardship Agreement for a ten year period from 1st August 2010 to 31st July 2020. Over 177.75 hectares, the Entry Level Stewardship annual payment is £5,333 and the Higher Level Stewardship (HLS) £9,620.75, giving a combined annual payment of £14,953.75. Further monies are available through the HLS for capital works amounting to £34,239.80, of which £22,465.80 has already been claimed. A copy of the agreement is available through the Vendor's agent.

WOODLAND GRANT SCHEME

A number of areas of woodland on the Estate have been entered into the English Woodland Grant Scheme (EWGS). Under the EWGS, payments relating to approved works can be applied for. For further details from the Vendors agents.

HOLDOVER

Holdover for the harvesting of growing crops or storage of crops may be retained by the Vendor. Further details available from the Vendor's agent.

INGOING VALUATION

In addition to the purchase price, the purchaser of each lot will be required to pay for any growing crops and acts of husbandry at cost or market value, whichever is higher, along with any items normally paid for at ingoing. Consumables and all other stores including feed stuffs, fertilizers, chemicals and fuel will be charged at cost. In addition, RMVs and UMVs will be charged at £15 per acre.

PLANS, AREAS AND SCHEDULES

The plans and associated acreages have been prepared for illustrative purposes and their accuracy cannot be guaranteed.

EMPLOYEES

There are no employees on the estate that are subject to TUPE Regulations.

SERVICES

Mains Water

Oil fired central heating to all properties

Septic tank drainage

WAYLEAVES, RIGHTS OF WAY AND EASEMENTS

The Estate will be sold subject to and with the benefit of all existing rights, both public and private, including rights of way, supply, drainage, water abstraction, electricity supplies and other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves, whether referred to or not. There are certain public rights of way across the Estate; please ask the Vendor's agents for further information.

It may be necessary for rights and reservations to be made to provide services, access and maintenance to properties being sold over the estate and/or neighbouring properties.

If sold separately the purchaser of lot 1 will retain a right of way over the area hatched brown on the enclosed sale plan. Please ask the Vendor's agents for further information.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event of a sale of the Estate or any part of it, or any right attached to it becoming a chargeable supply for the purposes of VAT, such tax will be paid for in addition to the purchase price.

IMPORTANT NOTICE

Savills and their client give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and neither Savills nor any joint agent have tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Particulars prepared June 2010, photographs taken 2011.



Savills London
Lansdowne House
57 Berkeley Square
London W1J 6ER
Tel: +44 (0) 20 7016 3780
Charlie Paton - cpaton@savills.com



Savills Banbury
36 South Bar
Banbury
OX16 9AE
Tel: +44 (0) 1295 228050
Philip Hoare - phoare@savills.com