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New Street, Daventry, NN11 4BT

£280,000 - Guide Price Detached

6 5 3



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Daventry
53-55 High Street, Daventry, Northamptonshire, NN11 4BQ

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Property Summary

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £280,000

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

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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

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





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Floorplan



Agents Notes

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

www.jacksongrundy.com

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd

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