



FEVER TREE HOUSE
Holcot, Northamptonshire

Carter Jonas

FEVER TREE HOUSE MOULTON ROAD HOLCOT NORTHAMPTONSHIRE NN6 9SH

INTRODUCTION

A rare opportunity to build your own architect designed house and garaging extending to around 3,776 sq ft, in a secluded rural location with private access and views over countryside and towards Pitsford Reservoir.

Planning has been granted under Paragraph 80 of the NPPF 2021, for the construction of a single property of outstanding design, quality and landscaped enhancements in open countryside. Standing in a rural position on 0.81 acres with views towards Pitsford Reservoir.

THE PROPERTY

The proposed development comprises a reinterpretation of the Northamptonshire Longhouse. The planned house references the local vernacular and includes bonded limestone, a steep gable and a courtyard typology. The house is separated into two forms connected by a glazed link to create two interconnecting forms for living and working accommodation.

The material planned is predominately Northamptonshire stone, with the exception of the link, which is part glazed and clad in clay bricks. The house proposes an upside down arrangement to make the most of the views.

The landscape proposes to embrace six private landscaped zones comprising a fruit orchard, grassland lawn area, wildflower meadow, courtyard spaces, outdoor terraces and woodland/wildlife area which includes an enhancement of the existing pond.

ONCE IN A LIFETIME OPPORTUNITY TO BUILD YOUR OWN INDIVIDUAL GRAND DESIGN HOUSE WITH VIEWS TOWARDS PITSFORD RESERVOIR AND COUNTRYSIDE. THE PROPERTY EXTENDS IN TOTAL TO CIRCA 3,776 SQ FT AND OCCUPYING A PRIVATE PRIME POSITION IN AROUND 0.81 ACRES.





PLANNED ACCOMMODATION

Reception Hall · Open Plan Living Space with Living/Dining & Kitchen Areas · Large First Floor Terrace · Office with Kitchen & Shower Room · Utility · Four Bedrooms · Two Bathrooms · Double Garage · Parking · Landscaped Gardens

THE HIGHEST STANDS OF ARCHITECTURE

By definition, a Paragraph 80 will not look the same as other houses in the immediate or surrounding area.

Paragraph 80 (e) requires that a house is truly outstanding and the approved planning for this scheme exceeds this requirement.

LOCATION

The site is south of the village of Holcot in a rural location, yet close to some other houses, and occupies an elevated position with views over countryside towards Pitsford Reservoir.

Primary and secondary schooling can be found in the neighbouring village of Moulton and there are a number of well-regarded private schools in the area including Wellingborough and Pitsford and further afield Oundle, Oakham and Uppingham. Preparatory schooling can be found at Maidwell, Spratton and Wellingborough.

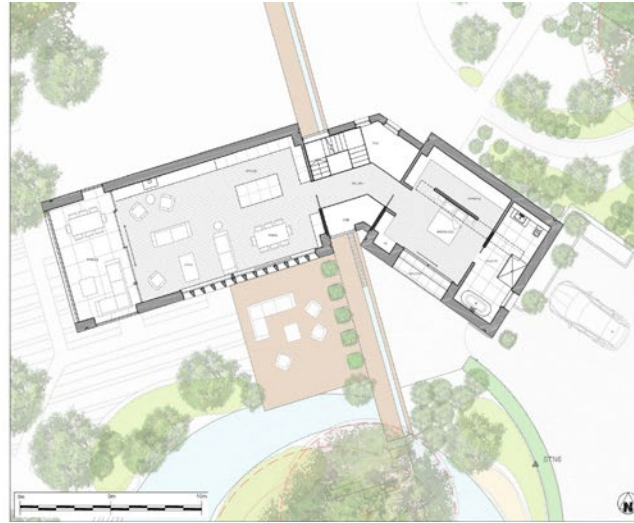
AGENTS NOTE

For information on the planning application, decision notice and CIL information.

Planning application number WND/2021/0891
West Northamptonshire Council.

As this is a building plot, the content of the brochure has been based on the planning application documents.





Northampton 01604 608200

northampton@carterjonas.co.uk

12 Waterside Way, Bedford Road, Northampton NN4 7XD

carterjonas.co.uk

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