



strictly prohibited and may result in legal action or a £2,000 fine.



Farthingstone Baptist Church Everdon Road, Farthingstone, Towcester, Northamptonshire, NN12



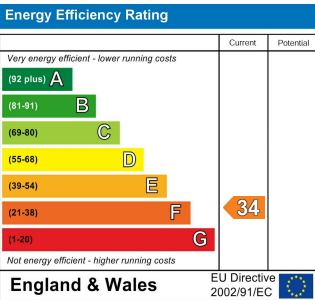
For auction Auction Guide £40,000

** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY SEPTEMBER 23RD 11:00 AM **
GUIDE PRICE RANGE: £40,000 - £50,000
VIEWINGS - BY APPOINTMENT ONLY - PLEASE CONTACT TO ARRANGE

A rare opportunity to acquire a charming former Baptist chapel situated within the picturesque Northamptonshire village of Farthingstone. Dating from the mid 1800s, this characterful former chapel retains a wealth of original features including attractive arched windows, exposed timber roof trusses, vaulted ceiling and original pews. The property comprises predominantly open-plan accommodation measuring approximately 460 sqft with and now requires comprehensive refurbishment, including the reinstatement and/or connection of services. Offering considerable character and potential, the property may lend itself to a variety of alternative uses including conversion to a unique residential dwelling, holiday accommodation, studio or other uses, subject to obtaining all necessary planning permissions and consents.

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ACCOMMODATION

FRONT GARDEN

Entered via small black gate with wrought iron railings at the front, small walled front garden/ paved areas, wooden green porch leading to green front door, external space to side, attractive red brick elevations.



BAPTIST CHURCH HALL

28'1 x 16'2

Original timber pew seating, full vaulted 18 ft ceilings, exposed timber roof trusses, raised pulpit/ platform, original arched windows, traditional chapel proportions



SERVICES

Currently there are no operational services, there is electricity & water supplies but are not connected,

drainage/sewage may require reinstatement, heating is not operational.

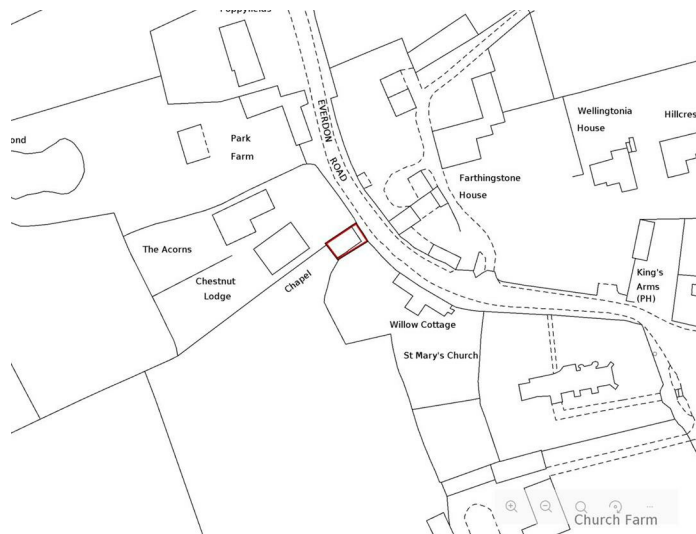


LOCATION

Farthingstone is an attractive and well-regarded Northamptonshire village positioned between Northampton and Daventry.

The property occupies a prominent roadside position within an established residential area surrounded by period cottages and residential dwellings.

The village is popular with commuters and those seeking countryside living whilst remaining within easy reach of the A5, M1 and surrounding market towns. Its character and rural setting would likely appeal to purchasers seeking a unique conversion opportunity.



PLANNING & DEVELOPMENT POTENTIAL

The property is offered without planning permission but may offer potential for residential conversion, holiday accommodation, studio use or other alternative uses, subject to planning and all necessary consents.

Prospective purchasers must undertake their own due diligence regarding planning, services and suitability for their intended use. No representation is made by the Vendor or Auctioneer that planning permission will be granted.



HISTORY

Established in 1847 on Everdon Road, Farthingstone Baptist Chapel was founded during a vibrant era of rural nonconformist worship. The plot of land was secured in 1847 from George Watkins for a token sum of ten pounds, allowing the community to erect a dedicated place of worship. Throughout the 19th and 20th centuries, the chapel served as a vital spiritual and social hub for the village, operating in close connection with neighbouring Baptist causes in Eastcote, Pattishall, Grimscote, and Litchborough. Though the building has recently closed its doors to active services, its distinctive architecture stands as a lasting testament to over 175 years of Christian heritage and community devotion in Farthingstone.

HOW TO GET THERE

By Car: The village is highly accessible, located just 6 miles south of Daventry and 7 miles north-west of Towcester. The property sits roughly 15 minutes from both the M1 (Junction 16) and the A5, providing straightforward road access to Northampton, Milton Keynes, and London.

By Rail: The nearest mainline railway station is Long Buckby (approx. 8 miles away), offering regular services to Birmingham New Street and London Euston. Alternatively, Northampton Station (approx. 11 miles away) provides comprehensive national rail links. The chapel is centrally located within the village on Everdon Road.

LOCAL AMENITIES

Farthingstone offers a quintessential rural village lifestyle centered around The Kings Arms, a highly regarded 18th-century stone pub with a unique secret garden. Community life revolves around the active Village Hall and the scenic Joy Mead Memorial Garden. Surrounded by rolling Northamptonshire countryside, the area offers excellent walking trails, including the nearby Everdon Stubbs woodlands. While a premium luxury hotel and eco-spa complex is currently being developed on the edge of the village, comprehensive daily shopping, supermarkets, and schools are located just minutes away in Daventry and Towcester.

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS PREMIUM

The purchaser will be required to pay a buyers premium charge of £1,500 ex VAT (£1,800 inc VAT).

BUYERS ADMIN CHARGE

The purchaser will be required to pay a buyers admin charge of £1,000 ex VAT (£1,200 inc VAT).

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