



Frog Hall

Oundle

Carter Jonas

Frog Hall
Northfield Lane
Nassington
Oundle
Northamptonshire
PE8 6QJ

An opportunity to purchase
a holiday let business with
scope for expansion.

Holiday accommodation is provided via nine
cottages as well as an Eco Lodge, also with
a pool house. Residential accommodation
includes Frog Hall and annexe. There is an
agricultural barn, stabling and builder's yard,
all of which offer development potential
(subject to planning permission (STPP)).

In all extending to approximately 4.37 acres.

For sale by private treaty as a whole.

Carter Jonas



Property

Frog Hall totals an area of 4.37 acres and
comprises the following elements:

Frog Hall:

A substantial Grade II Listed three-storey
house extending to 2,798 sq ft. The Property
offers spacious living accommodation with
five double bedrooms and is finished to a
high specification.

The ground floor of Frog Hall comprises an
entrance hall with two living rooms accessed
off this entrance, both with inglenook
fireplaces. Large kitchen with downstairs
utility room and downstairs water closet
adjoining. Substantial dining room with log
burner and double doors leading to the
garden. Adjacent to the dining room is a
large wine storage room.

On the first-floor, the Property benefits
from three large bedrooms. The principal
bedroom presently benefits from a dressing
room which could be utilised as a further
bedroom alternatively. There is a large
family bathroom on the first-floor, and one
of the bedrooms benefits from an en-suite
bathroom.

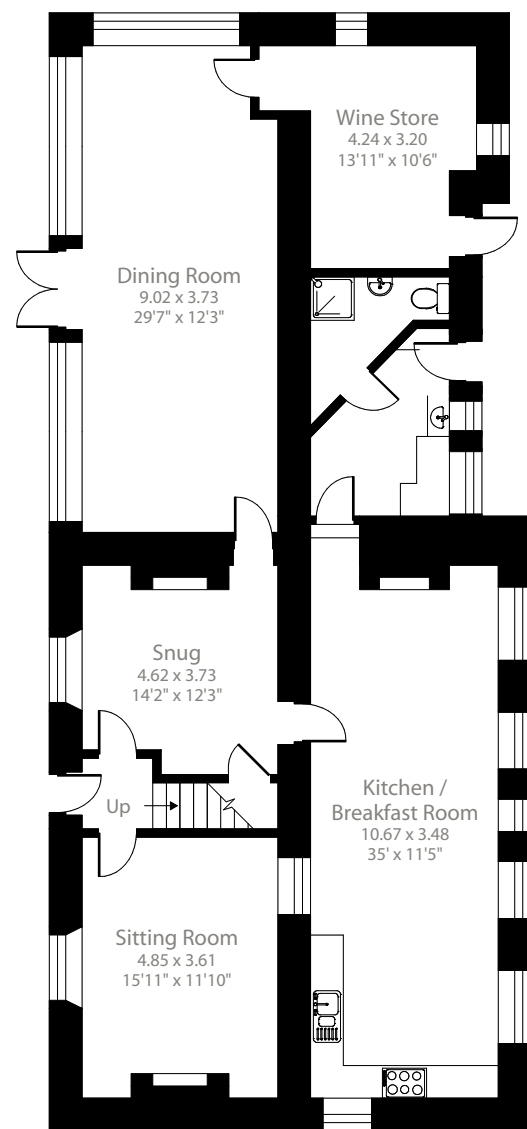
On the second floor are a further two
bedrooms, one of which benefits from an en-
suite bathroom.

Annexe:

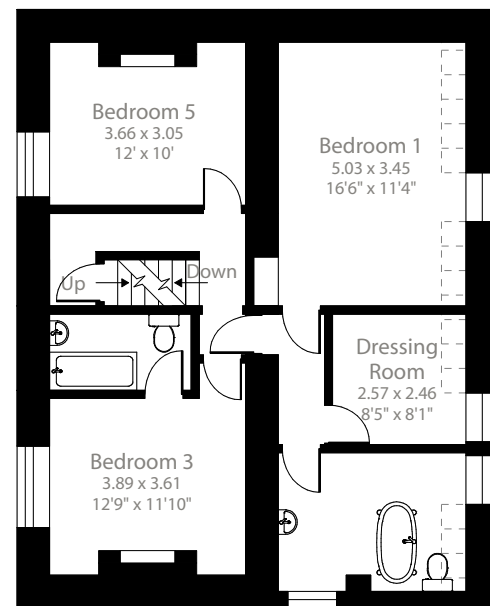
Detached open-plan annexe comprising
one large bedroom with en-suite bathroom
and a walk-in wardrobe, extending to
approximately 452 sq ft.

The Business:

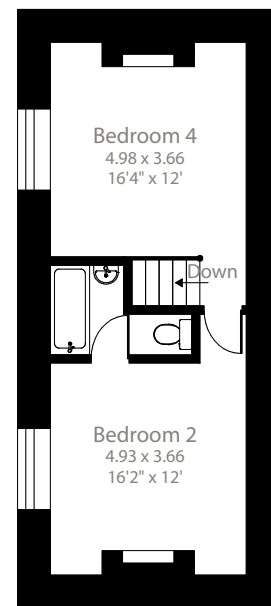
The Lily Pad holiday cottages are open to
guests 12 months a year. Company accounts
and booking records can be provided to
bona fide purchasers upon request.



Ground Floor



First Floor



Second Floor

Floor plan

Frog Hall, Northfield Lane,
Nassington, Peterborough

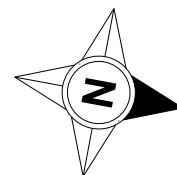
Approximate Area: 2763 sq ft / 256.6 sq m

Limited Use Area(s): 35 sq ft / 3.3 sq m

Total: 2798 sq ft / 259.9 sq m

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Denotes restricted
head height



Lily Pad Holiday Cottages:

Modern ski chalet-style holiday lets each equipped with a bathroom, kitchen and dining area:

- Lily Pads 6 & 7: five-bedroom cottages, sleeping up to 10 people.
- Lily Pads 1, 2 & 3: three-bedroom cottages, sleeping up to six people.
- Lily Pad 4, 8 & 9: two-bedroom cottages, sleeping up to four people.
- Lily Pad 5: one-bedroom cottage, sleeping up to two people.

Each cottage benefits from either a balcony or garden/terrace area.

Eco Lodge:

The Eco Lodge, otherwise named Frog Hollow, comprises three double bedrooms, one bathroom, open-plan living room/ kitchen and a utility room.

Frog Hollow benefits from the installation of 11kW solar panels on the roofing and associated battery storage. It is also equipped with underfloor heating and an air-source heat pump providing central heating.

Pool House:

The pool house features an indoor swimming pool, with sauna, w/c, shower, utility room and large terrace.

Agricultural Barn:

Steel portal frame barn, with potential for development (STPP). Extending to approximately 1,390 sq ft.

Stable Block:

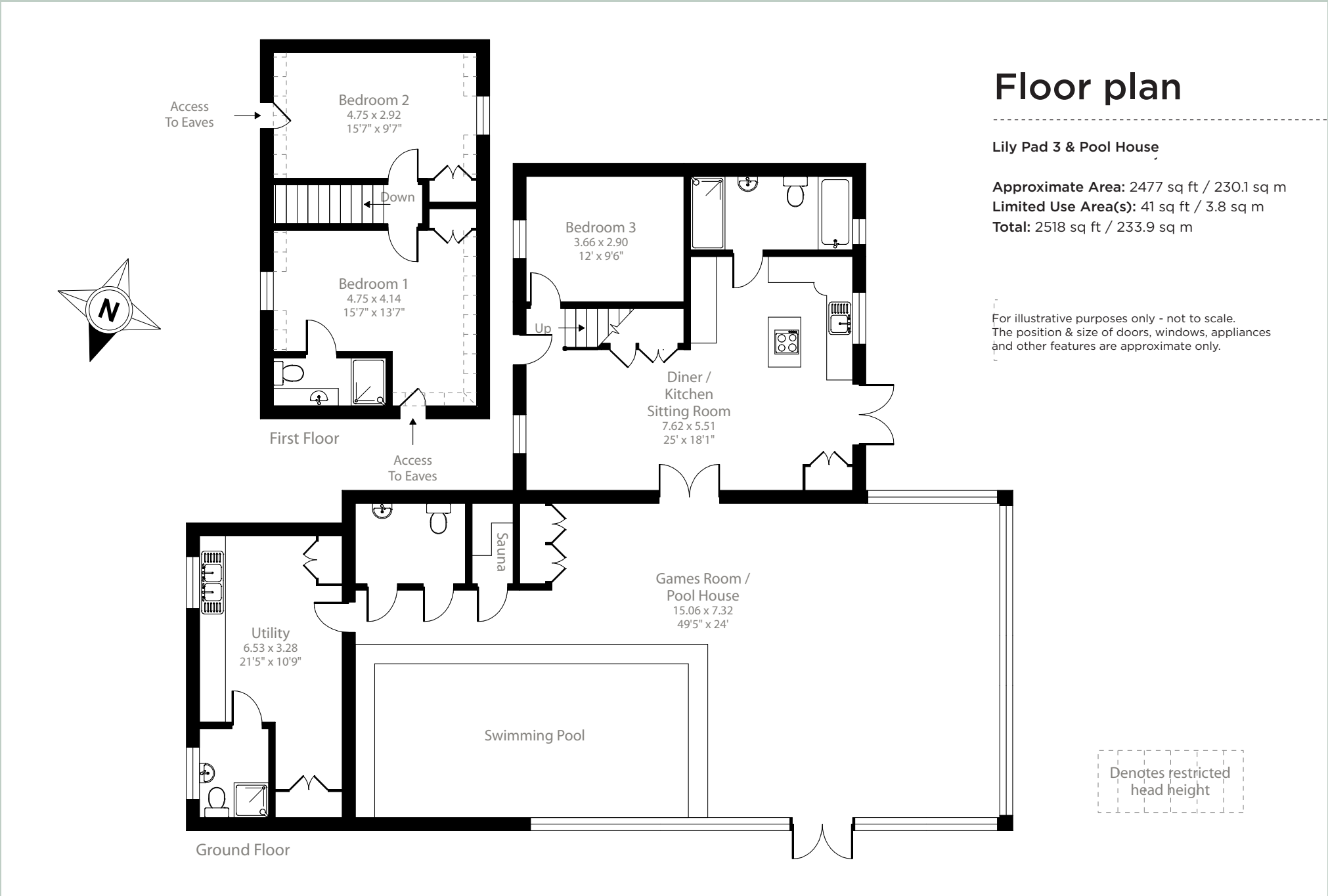
A stable block comprising four stables, with potential for development (STPP). Extending to approximately 910 sq ft.



Eco Lodge



Pool House





Eco House



Frog Hall & Annexe

Builder's Yard:

A former builder's yard situated in the north-eastern corner of the Property, set away from the guest accommodation. The builder's yard is approximately 0.54 acres and comprises a biomass boiler shed extending to approximately 1,390 sq ft. This element of the Property offers potential for development (STPP) and is being sold subject to a development overage (detailed further in these marketing particulars).

Land:

The grass paddocks extend to approximately 1.92 acres, and are separated by post-and-rail fencing, making this area well-suited to equestrian grazing.

Location

Nassington is located six miles north-east of the market town of Oundle, eight miles south of Stamford and 10 miles west of Peterborough. The rural surroundings offer ample walking trails around the area, particularly along the Nene Valley Railway.

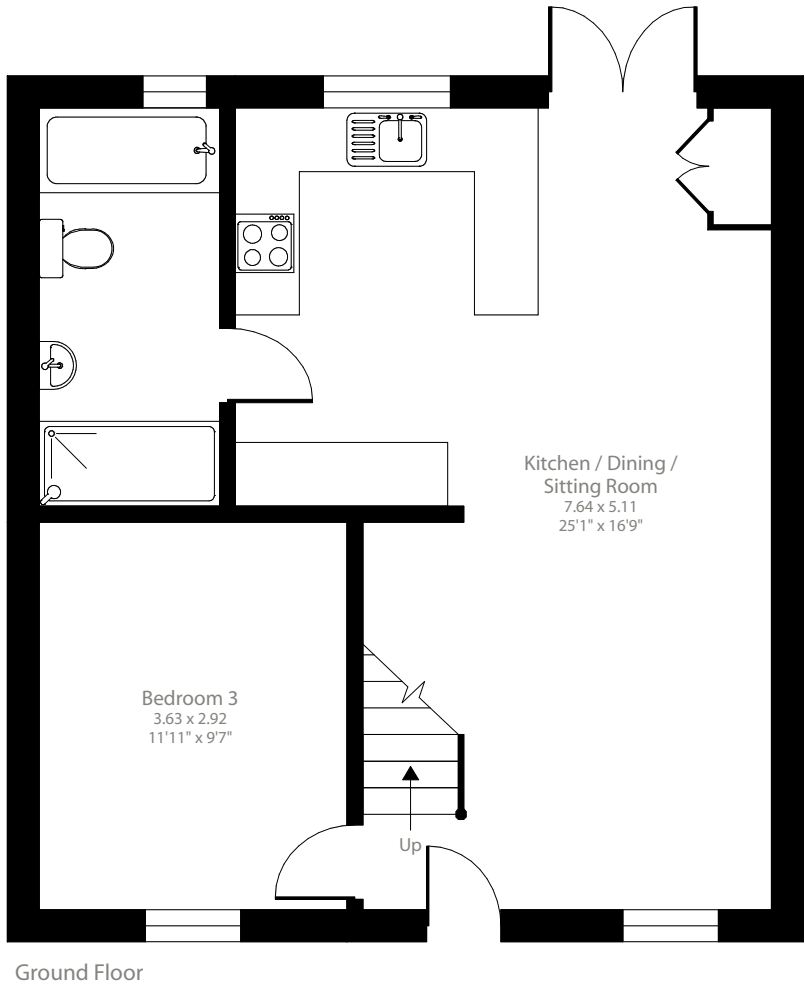
Referred to as the "Notswolds", the attractive limestone buildings and undulating countryside in this eastern part of Northamptonshire bears striking resemblance to the Cotswolds, proving popular with both local residents and tourists alike.

Local public schooling options are outstanding, including Oundle, Stamford, Uppingham and Oakham Schools.

The Property benefits from good transport links, with the A1 and A14 roads situated in close proximity, providing access to London and the wider road network. Peterborough railway station provides direct rail services to London Kings Cross in under 1 hour.

Nassington village benefits from a range of amenities, including a tearoom, pub, cricket club and butcher shop.

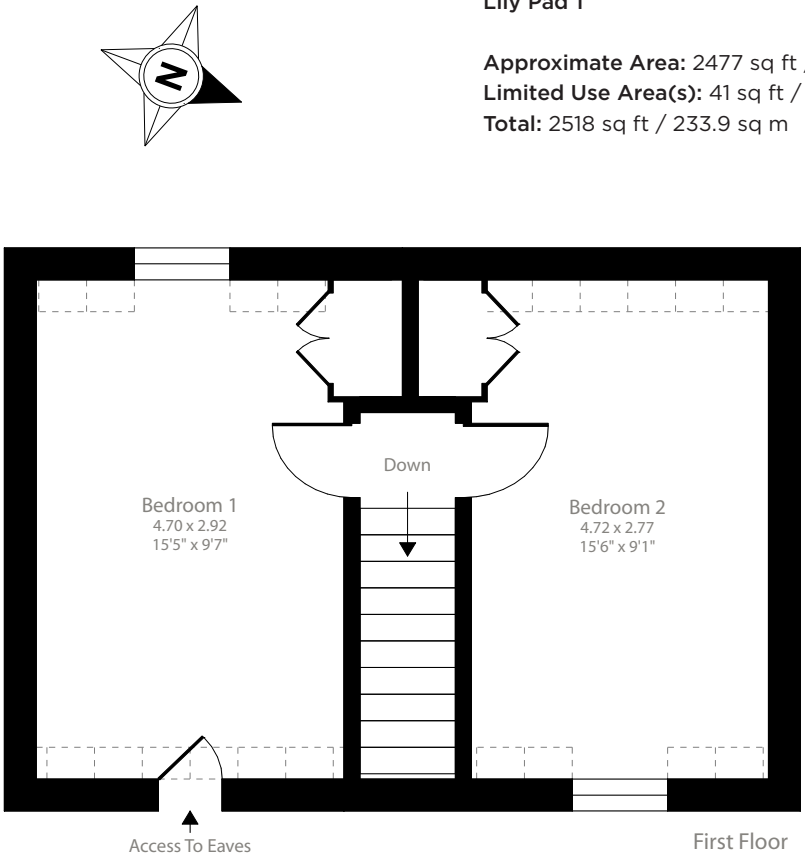
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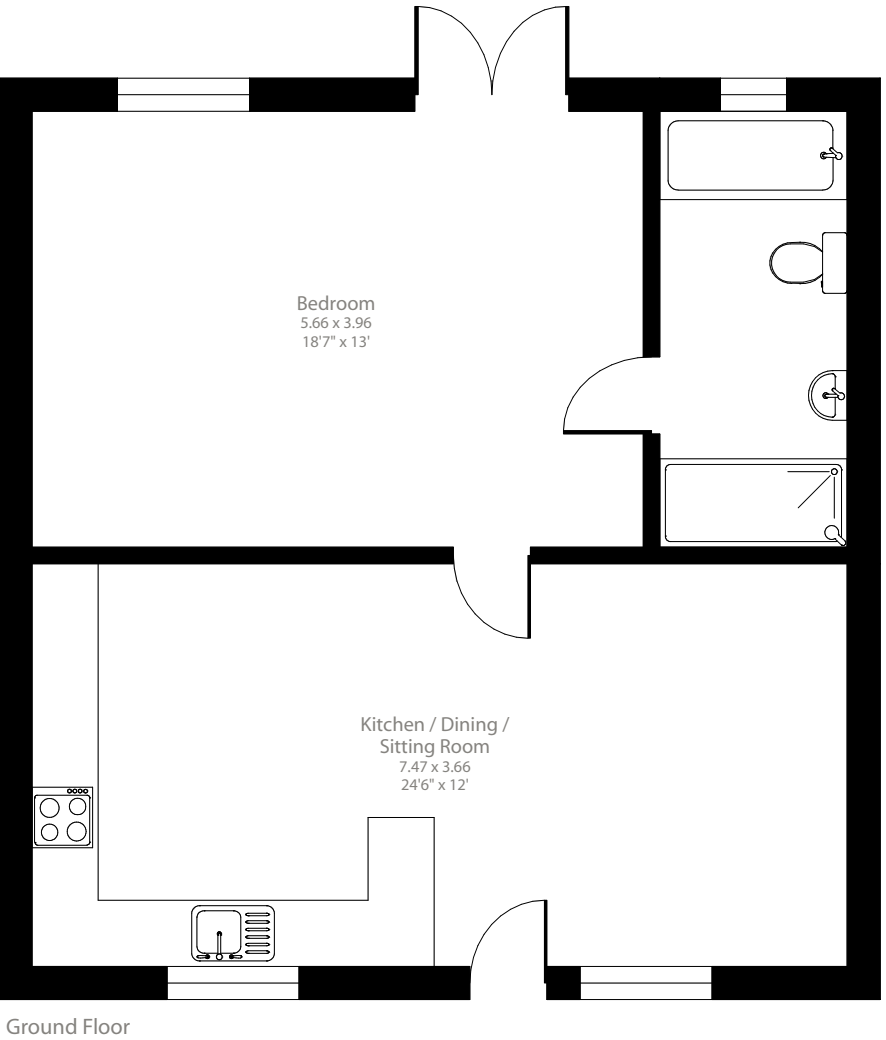
Floor plan

Lily Pad 1

Approximate Area: 2477 sq ft / 230.1 sq m
Limited Use Area(s): 41 sq ft / 3.8 sq m
Total: 2518 sq ft / 233.9 sq m



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Floor plan

Lily Pad 5

Approximate Area: 637 sq ft / 59.2 sq m

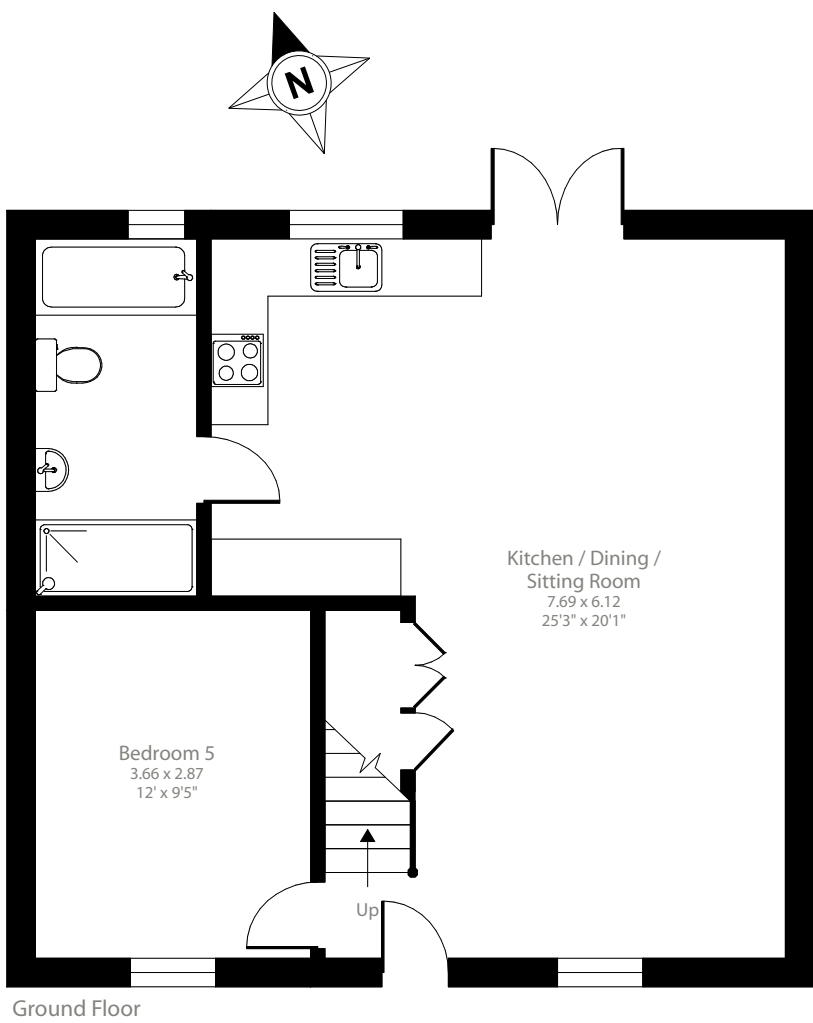
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Floor plan

Lily Pad 6

Note: Lily Pad 7 is a mirror image of Lily Pad 6.

Approximate Area: 1324 sq ft / 123 sq m



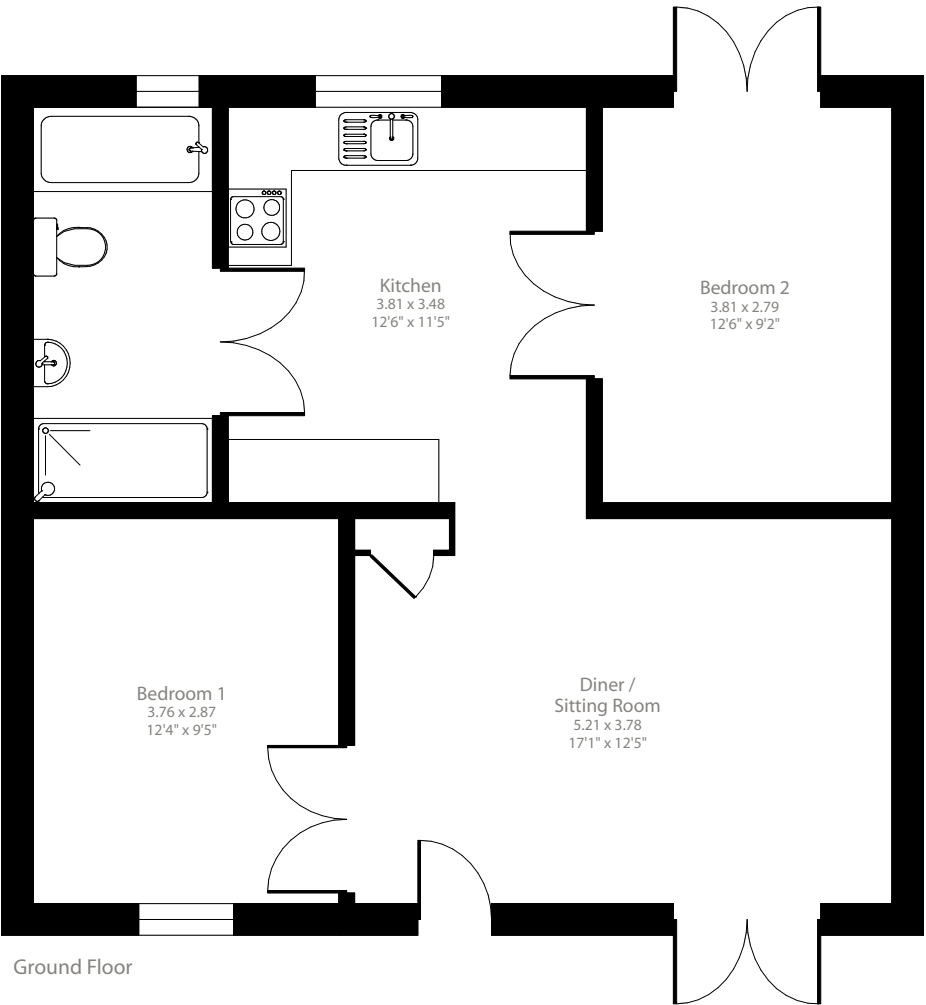
First Floor

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Floor plan

Lily Pad 8

Approximate Area: 1324 sq ft / 123 sq m

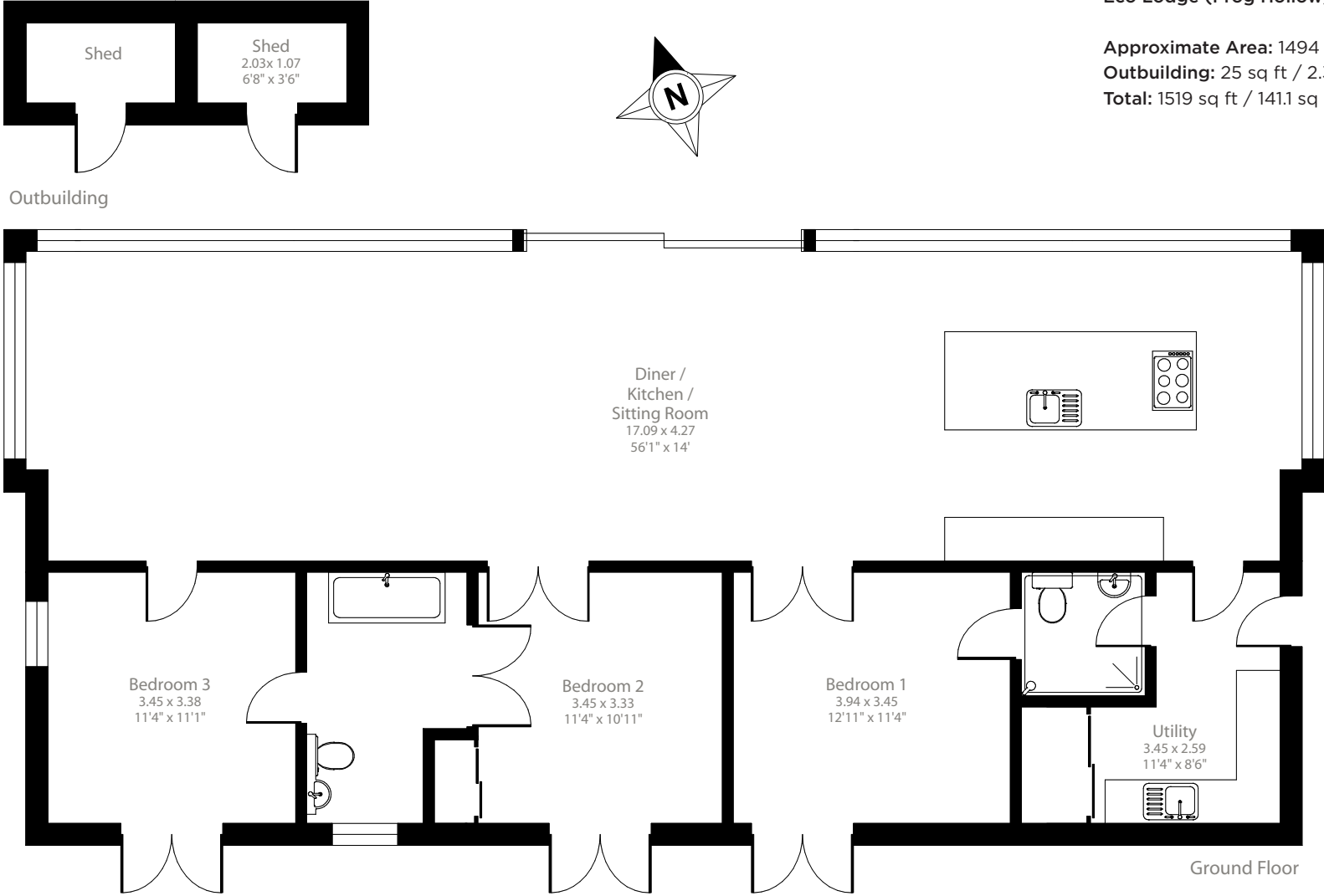


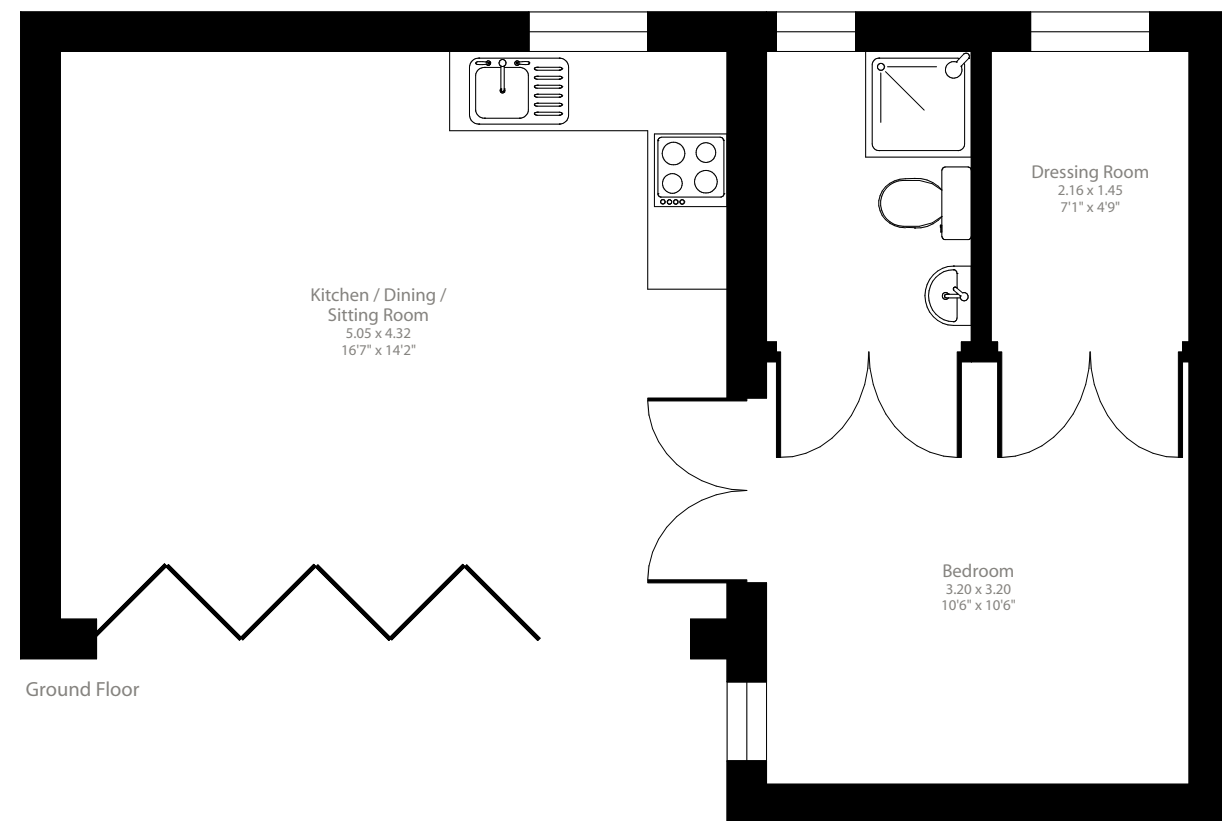
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Floor plan

Eco Lodge (Frog Hollow)

Approximate Area: 1494 sq ft / 138.8 sq m
Outbuilding: 25 sq ft / 2.3 sq m
Total: 1519 sq ft / 141.1 sq m





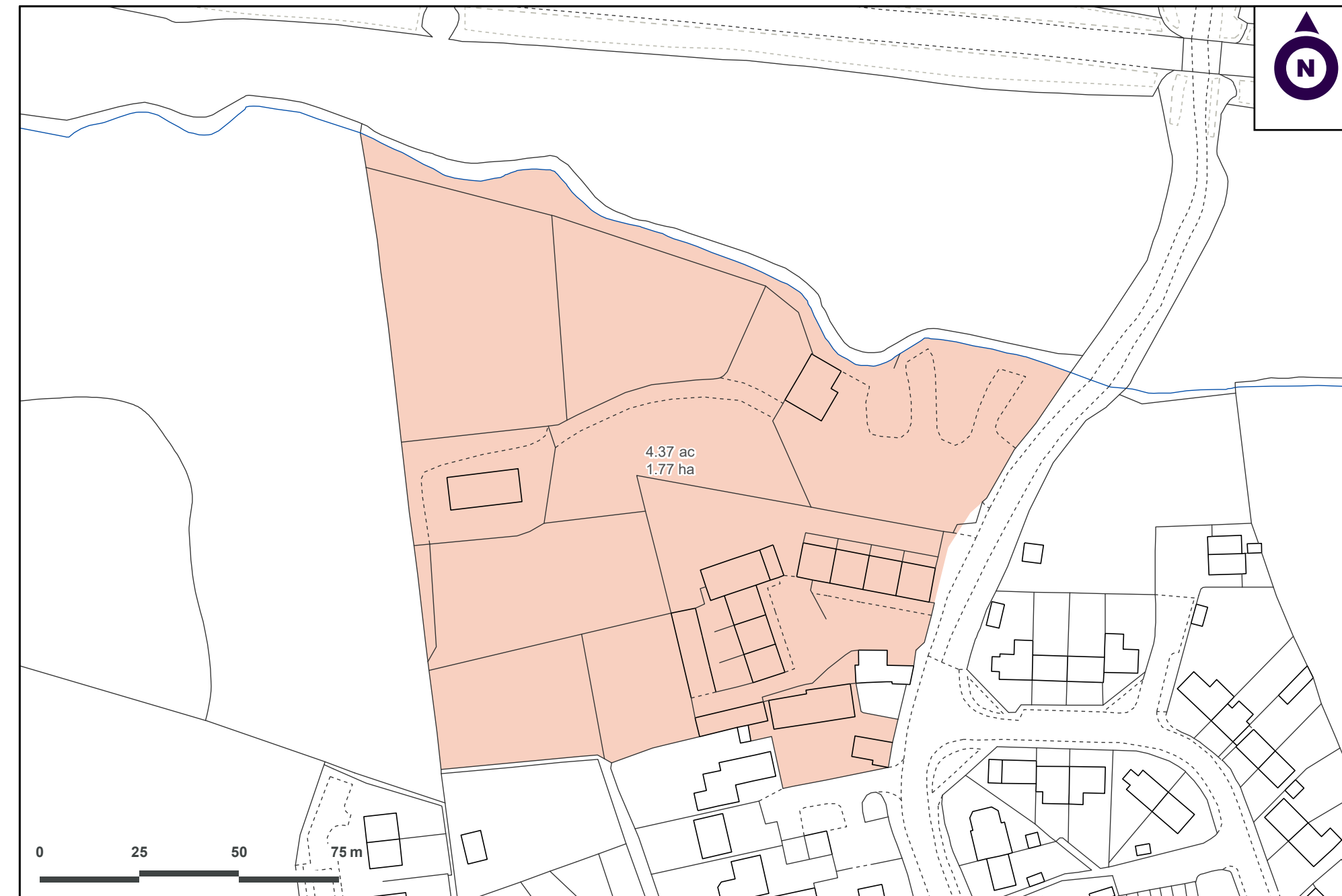
Ground Floor

Floor plan

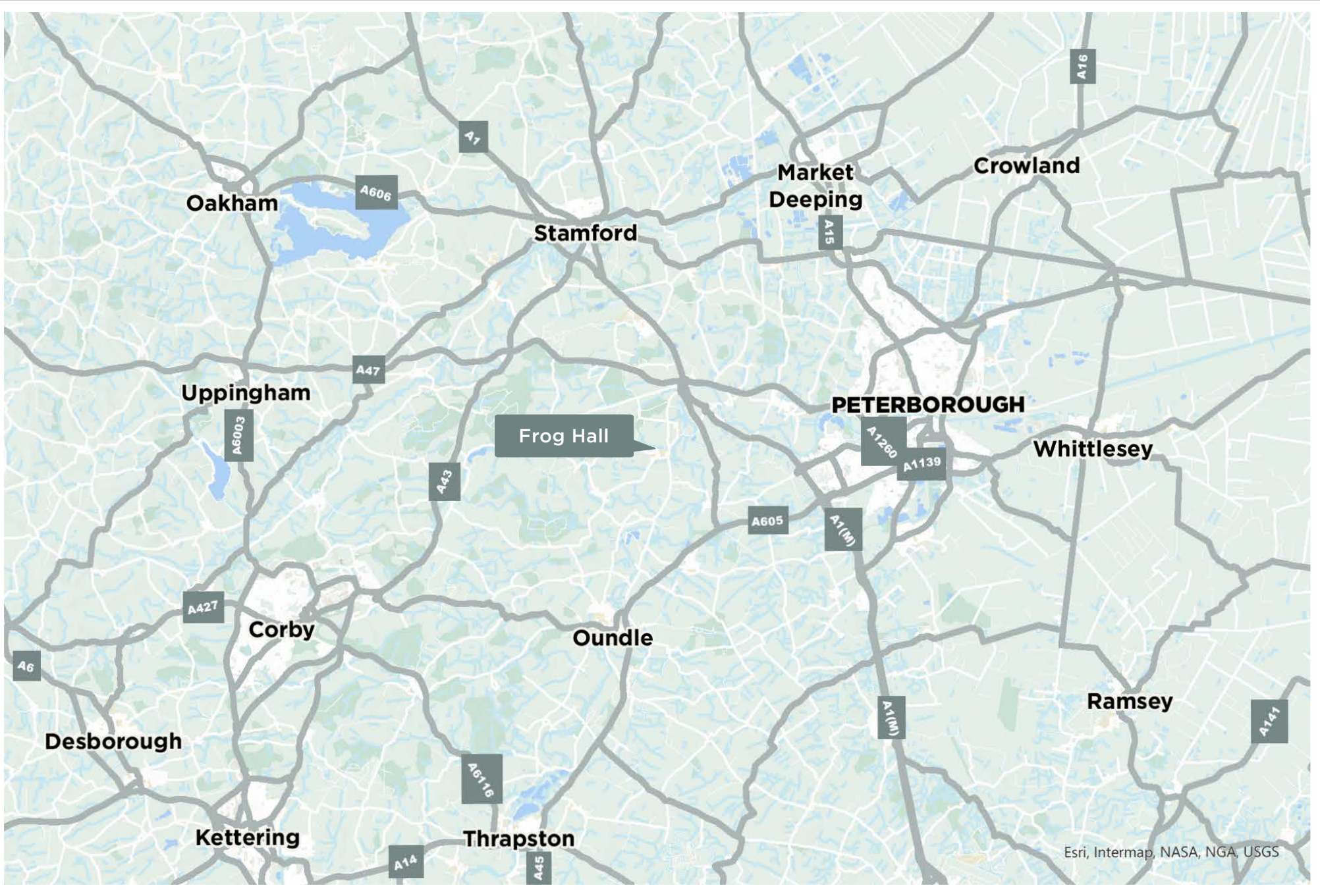
Frog Hall Annexe, Northfield Lane,
Nassington, Peterborough

Approximate Area: 452 sq ft / 42 sq m

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Method of Sale

For sale by private treaty as a whole.

Tenure & Possession

The freehold of the site is being sold with vacant possession. The Property and trading business is to be sold as a going concern, inclusive of the company’s trading website and furnishings of the business accommodation. A detailed schedule of contents with which the Property is to be sold will be provided by the Vendor upon agreement of Heads of Terms.

Access

The Property benefits from three access points off Northfield Lane: Frog Hall driveway, Lily Pad cottages driveway and the builder’s yard. The Eco Lodge is currently accessed via the builder’s yard.

Planning

Planning consent restricts the use of Lily Pad cottages and the Eco Lodge to tourist accommodation.

Alternative uses and development of the Property will be subject to achieving the necessary planning consents.

Previous planning application reference numbers include:

- 20/00490/VAR
- 14/01971/FUL
- 13/01015/FUL
- 13/00523/LBC
- 13/00522/FUL
- 13/00517/FUL
- 12/01303/FUL
- 11/00146/FUL
- 10/00288/FUL
- 09/01452/VAR
- 09/00663/FUL

Listing Status

Frog Hall is a Grade II listed Property, first listed on 12 October 1988.

Overage

The builder’s yard is being sold subject to a development overage of 30% for a term of 30 years, to be triggered by the implementation of planning permission (or deemed planning permission) or permitted development rights for any development other than agricultural use, payable within 1 month of the implementation of such relevant permission.

Services

The Property benefits from 2 mains water supplies. This is unmetered to Frog Hall, and metered to Lily Pad cottages and the Eco Lodge.

Mains electricity is supplied via a 100-amp single-phase supply to Frog Hall. The annexe and stables are on separate meters.

The electric car charging point is powered by a 100-amp three-phase power supply. This electricity is then distributed to all other units, including the Eco Lodge and biomass boiler.

The 200kW biomass boiler generates an income of approximately £17,000 per annum from government subsidies. Central heating is provided to Frog Hall via the biomass boiler, however there is the option for this to also be provided by the oil-fired boiler which is connected.

Both the Eco Lodge and holiday cottages benefit from air-source heat pumps, providing central and underfloor heating.

Frog Hall and the annexe are connected to mains drainage. The remainder of the Property benefits from a 65-person Klargester septic tank with a pump (installed in 2011) located in the builder’s yard.

The Eco Lodge benefits from 11kW of solar panels on the roof.

Wi-Fi is provided to the Property via Gigaclear, a 500mb fibreoptic connection with firewall protection.

Wayleaves, Easements & Rights of Way

The Property is to be sold subject to, and with the benefit of, all existing wayleaves, easements, covenants and rights of way, whether or not disclosed.

A public footpath crosses part of the driveway between Frog Hall and Lily Pad cottages.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling Agent nor the Vendor takes responsibility.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that the sale of the Property becomes a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

Sporting, Timber & Mineral Rights

To be included in the sale.

EPC Ratings

- Frog Hall: E (40)
- Annexe at Frog Hall: C (72)
- Eco Lodge (Frog Hollow): C (74)
- Lily Pad 1: A
- Lily Pad 2: A
- Lily Pad 3: A
- Lily Pad 4: A
- Lily Pad 5: A

- Lily Pad 6: A
- Lily Pad 7: A
- Lily Pad 8: A
- Lily Pad 9: A

Local Authority

North Northamptonshire Council
Cedar Drive
Thrapston
NN14 4LZ

O3001 263000

Viewings

Viewings of the Property are strictly by appointment only, and to be accompanied by either the selling Agent or the Vendor.

Directions

From Peterborough: Continue along the A47, taking the A1/A47 exit towards Wansford. Continue through Wansford following the Yarwell Road to Nassington village. On entering the village, turn right onto Church Street, leading to Northfield Lane, where you will arrive at the Property on your left-hand side.



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Cambridge Rural Agency

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Leisure

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