

**FOR SALE FREEHOLD – GUIDE PRICE: £850,000 + VAT
OVERSTONE MANOR, 180 ECTON LANE, SYWELL,
NORTHAMPTONSHIRE, NN6 0BB**



- Desirable countryside location adjacent to Overstone Lakes residential park
- Substantial and imposing public house with around 300 internal covers
- Large external trade garden and car parking for circa 83 vehicles
- Generous plot size extending to approximately 5.396 acres
- The property will appeal to public house, restaurant and specialist event operators
- Alternate use potential, subject to obtaining the necessary consents

Location

Sywell is a rural village in northeast Northamptonshire approximately 6 miles from Northampton town centre and around 10 miles southwest of Kettering. Nearby popular local attractions include Sywell Country Park, Sywell Aerodrome and Overstone Park Resort. Transport links and accessibility are strong with the A43, A45 and M1 motorways being nearby.

Overstone Manor occupies a desirable countryside location fronting Ecton Lane, close to the boundary between Sywell and Overstone. The property is adjacent to the Overstone Lakes residential and holiday park which is a tranquil park set in 115 acres of woodland featuring scenic lakes. Overstone Lakes is a well-established park which is operated by Allens Caravans, a family-run fourth generation business.

Property Description

The property comprises a substantial two-storey detached public house of stone construction under a tiled roof, with a number of later single-storey additions under flat roofs. Additionally, there is further residential accommodation within the roof space. It is understood that the property was originally a Manor House.

Accommodation

The ground floor comprises a large open plan interlinking bar and restaurant which can accommodate in the region of 165 covers. In addition, there are two function rooms (Oak Room and Greene Room) which provide a further 140 covers and can be self-contained or incorporated into the main trading area. In total the pub can accommodate in excess of 300 internal covers. The current operation has a central bar servery and a carvery station. Parts of the trade accommodation benefit from having attractive retained period features. The Oak Room has a striking stained glass skylight and ornate oak wall panelling.

Ancillary accommodation includes 2 x ladies and gents WC's, accessible WC, former play area (Wacky Corner), commercial catering kitchen, walk in chiller and freezer, ground floor beer store, 2 x offices, staff WC and numerous storage areas.

The accommodation on the upper floors is extensive. The manager's accommodation is located on the first and second floors and comprises 6 bedrooms (1 x en-suite), living room, kitchen, WC and bathroom. There is a further self contained flat on the first floor to the rear of the building with a double bedroom, bathroom and kitchen. To the front of the building is a further bedroom with an en-suite shower. Additionally, there is a redundant area on the second floor which comprises 10 bedrooms, kitchen, bathroom, WC and storage areas.

Externally, the property benefits from a large beer garden, trade terrace with smoking solutions, children's play equipment, outside bar, redundant garages, bin store and car parking for circa 83 vehicles. Part of the plot is covered with woodland and trees.

The property's total GIA is c. 20,889 square feet and it sits on a plot size amounting to circa 5.396 acres.

Tenure

Freehold. The property is held under Title Number NN248822 and the Title Plan is included on page 5.

Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. For further information please contact the local authority.

Services

We understand that the property is connected to mains electricity and water. There is oil-fuelled central heating and gas is supplied via an LPG tank which is used for cooking. The property is not on mains drainage and there is a septic tank for all waste water.

Interested parties must rely on their own enquiries to confirm the supply of services.

Premises Licence

It is understood that the property currently possesses a Premises Licence.

Fixtures & Fittings

The sale of the property will include any trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. No fixtures and fittings will be warranted and no inventory can be provided. Any branded or leased items and any items owned by third parties will be excluded from the sale.

Stock in Trade

Stock in trade and unbranded glassware will be purchased at valuation upon completion.

TUPE

TUPE regulations may apply.

Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £84,500 with effect from 1st April 2026. The domestic accommodation is within Band B for Council Tax purposes.

VAT

VAT is applicable on the sale of the property. VAT may not be applicable if the purchase is structured as qualifying TOGC.

EPC

An EPC has been requested.

Virtual Tour

<https://my.matterport.com/show/?m=dN25pQwMSnh&help=1>=1&ts=1>

Viewings

The site is currently trading under management and therefore all viewings must be strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries

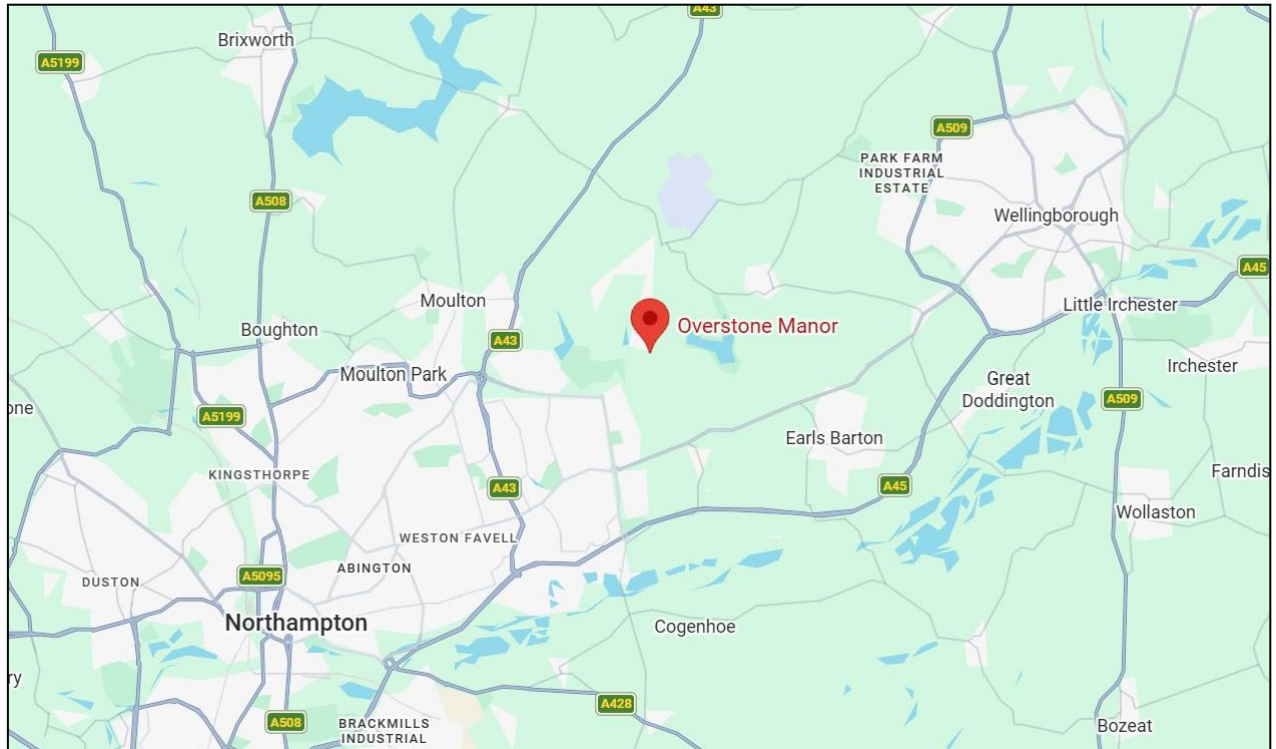


Contact: George Walker
Tel: 07359213606
Email: george@wtsccommercial.co.uk

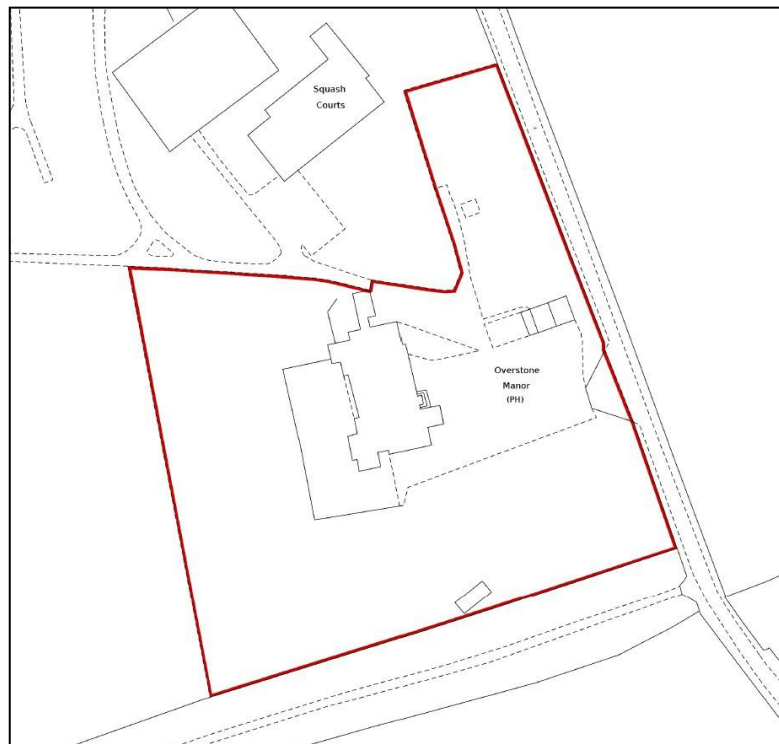


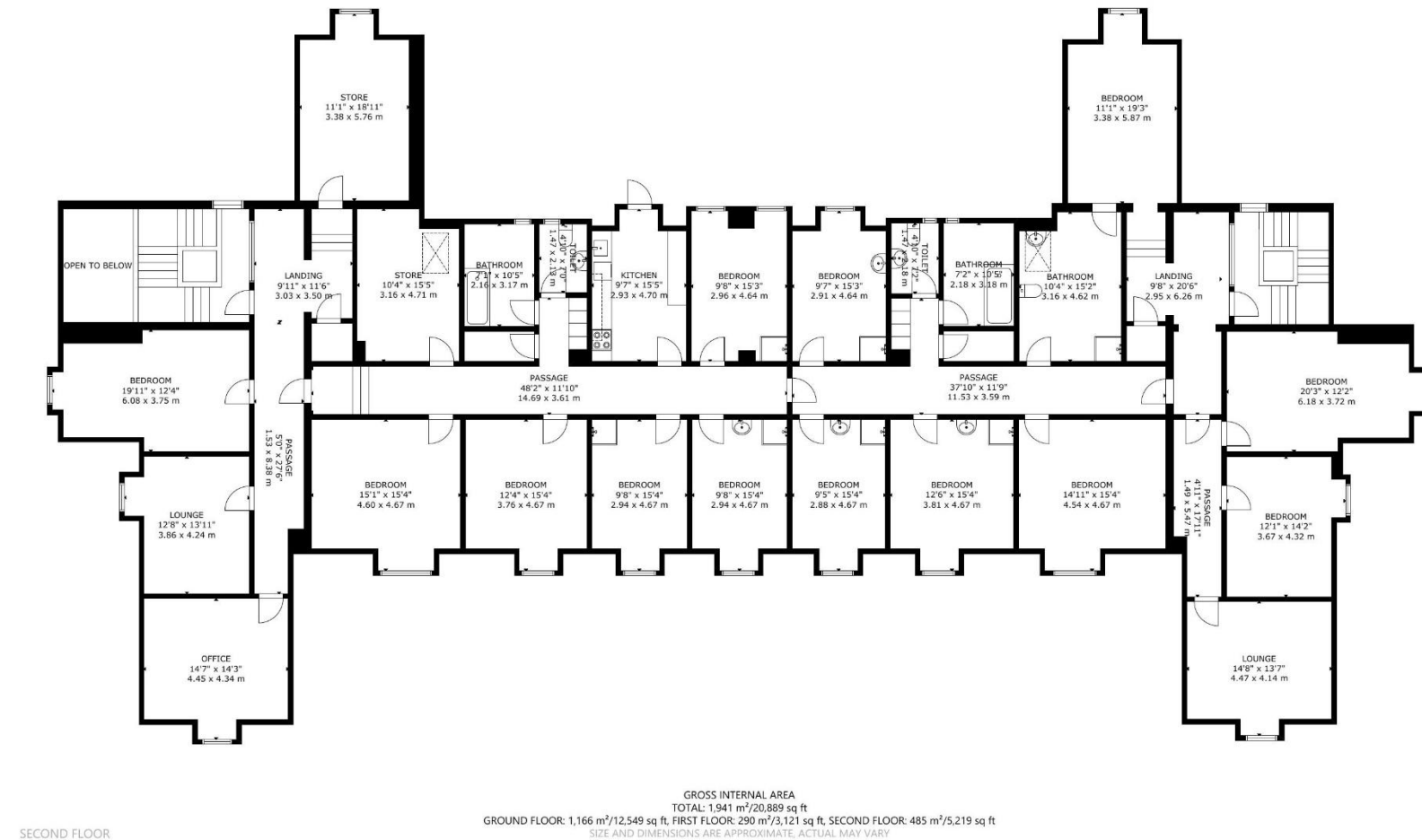
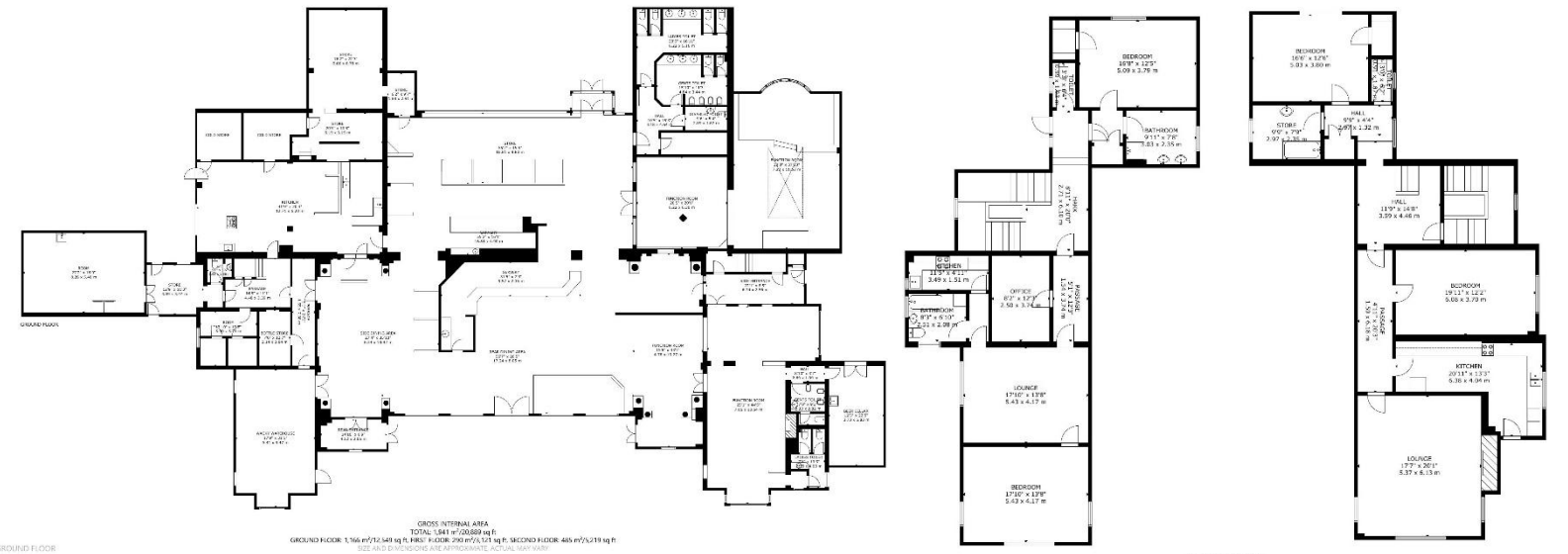


Location Plan



Site Plan





Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

Our Services & Offices

