

BY AUCTION



BLAKESLEY ROAD  
Woodend, NN12 8RU

 **DAVID COSBY**  
ESTATE AGENTS







# Blakesley Road

Woodend, NN12 8RU

Total GIA Floor Area | Approx. 76 sqm (818 sqft)



2 Bedrooms



1 Receptions



1 Cloak Room



1 Bathroom

## Features

- Ex-local authority two-bedroom end-terrace home
- In need of complete refurbishment throughout
- Generous plot extending to approx. 0.164 acres
- Far-reaching countryside views to the rear
- Two brick-built outbuildings
- Large side garden with potential for off-road parking (STP)
- For sale by public auction – Guide Price £160,000

## Description

A two-bedroom end-terrace ex-local authority home requiring complete refurbishment, occupying a generous plot of approximately 0.164 acres with far-reaching countryside views. The property is located on the edge of the rural hamlet of Woodend in South Northamptonshire, offering significant potential for improvement and extension, subject to the necessary planning consents.

Constructed with insulated rendered walls beneath a hipped and slated with red brick chimney stack, the house retains its original layout and is complemented externally by two brick-built outbuildings and a substantial side garden, which presents scope for off-road parking or further development.

This sale provides an excellent opportunity for investors, builders, or private buyers seeking a project with clear potential, offered to the market by public auction.



A two-bedroom end-terrace home requiring full refurbishment, set on a generous 0.16-acre plot with countryside views, brick outbuildings, and excellent potential, offered for sale by public auction.



# Accommodation

## Entrance Hall

Access to sitting room and staircase rising to first floor

## Sitting Room (4.58m x 3.67m)

Front-facing reception room with original fireplace opening and access to the rear lobby area.

## Kitchen/Dining Room (3.57m x 3.07m)

Rear-facing, with blocked fireplace, two separate casement windows, and with access to rear lobby.

## Rear Lobby

Provision of understairs cupboard space and external door to garden areas.

## Ground Floor WC

Fitted with a close coupled WC and corner wash hand basin.

## First Floor Landing

Centrally located with natural lighting via a casement window to the side aspect.

## Bedroom 1 (4.63m x 3.23m)

A spacious double bedroom to the front aspect with original fireplace and casement window.

## Bedroom 2 (3.55m x 3.00m)

A further double bedroom to the rear aspect with countryside views.

## Bathroom (2.65m x 2.49m)

Fitted with a basic three-piece suite comprising bath, basin, and WC with casement window overlooking the rear garden.

# Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents provide you with a no-obligation valuation. Leveraging our extensive experience and in-depth market insights, along with a blend of local and online marketing strategies, we ensure your property captures attention and stands apart in the marketplace. Contact us to schedule your free property valuation and take the first step towards a successful sale.





## Grounds

The property occupies a generous plot of approximately 0.16 acres. The majority of the garden lies to the side aspect, planted with established trees and shrubs and now in need of clearance and reinstatement. Subject to planning permission, there is potential to create off-road parking or extend the dwelling.

Two useful brick-built outbuildings provide additional storage or workshop space. To the rear, the garden enjoys uninterrupted countryside views across open fields.





## Location

Woodend is a small and attractive rural hamlet situated between Blakesley and Weedon Lois in South Northamptonshire. The surrounding countryside offers extensive walking and riding, while the nearby villages provide a range of local facilities, including primary schools, public houses, and community amenities.

Towcester lies approximately 6 miles to the east, offering a comprehensive selection of shops, supermarkets, and services, together with leisure facilities. Northampton and Banbury are within easy reach, both providing mainline rail services to London and Birmingham. Road communications are excellent, with access to the A43 and A5 within a short drive, and Junction 15A of the M1 approximately 12 miles away.

## Property Information

**Local Authority:** West Northamptonshire Council (Northampton Area)

**Services:** Water, Drainage, Electricity

**Council Tax:** Band B    **EPC:** Rating D

**Broadband:** Superfast available with up to 36Mbps download

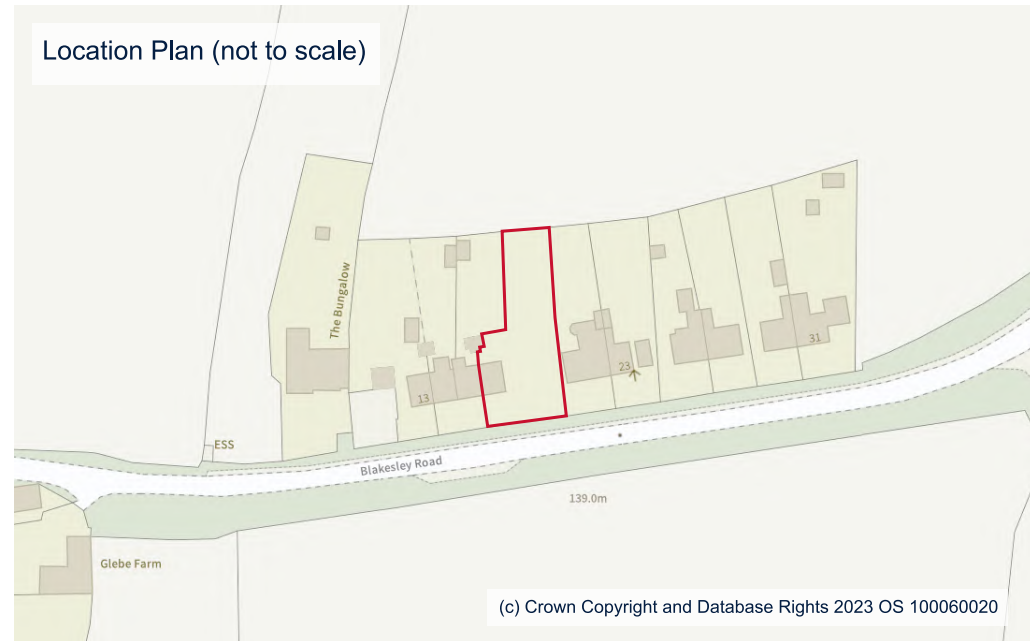
## Online Auction Information

This property is being sold via the David Cosby Chartered Surveyors online auction platform. To bid, you will need to register for an account, complete ID verification, and have funds in place. The legal pack will be available to download from our auction page. Full details, registration, and bidding access are available at: [www.davidcosby.co.uk/auctions](http://www.davidcosby.co.uk/auctions)

### Important Notice

*Whilst every care has been taken with the preparation of these Sales Particulars, complete accuracy cannot be guaranteed, and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises nor tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.*

Please note that upon acceptance of an offer and in compliance with Anti-Money Laundering (AML) legislation we will need to undertake proof of identity and source of funds checks for each purchaser at a cost of £25 per person.



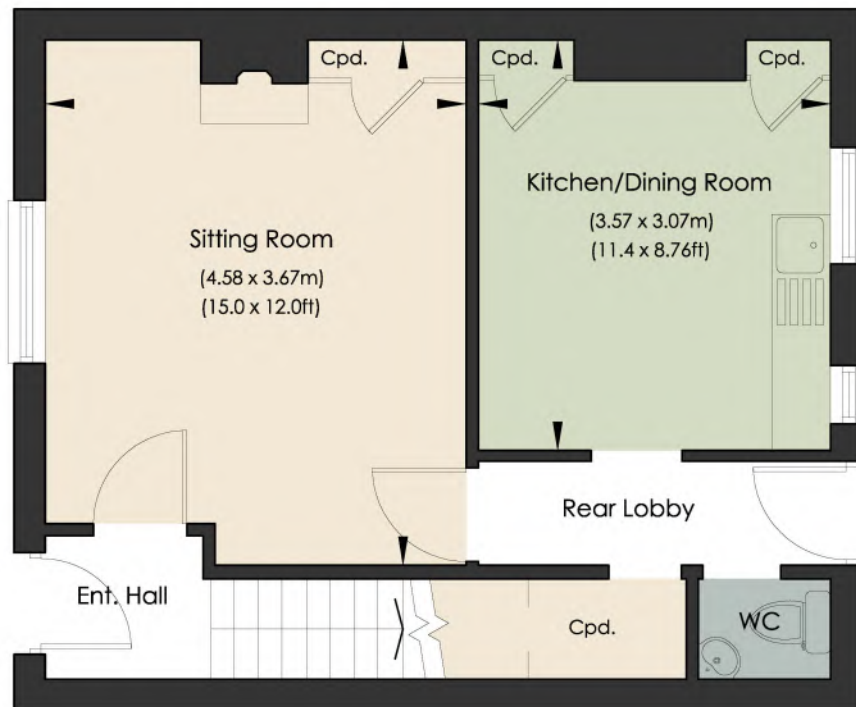
# Blakesley Road, Woodend, NN12 8RU

Approximate GIA (Gross External Area) = 76 sqm (818 sqft)



David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 38 sqm (409 sqft)



FIRST FLOOR GIA = 38 sqm (409 sqft)





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# Thinking of Selling?



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