



RARE FREEHOLD  
OFFICE OPPORTUNITY

# EASTON HOUSE

CHURCH STREET | EASTON ON THE HILL | STAMFORD | PE9 3NZ

- PERIOD BUILDING
- SUITABLE FOR VARIETY OF USES
- REDEVELOPMENT POTENTIAL
- GUIDING £2.1MILLION

# SITUATION

The property is situated on Church Street opposite the All-Saints Church, which is Grade I listed, all other occupiers along the street are residential with arable fields to the surrounding from northwest to east.

Local amenities include The Blue Bell public house and Birch Tree Café. Easton on the Hill is a historic village which dates back to the Norman times and was recorded in the Domesday Book as "Estone".

# LOCATION

The property is located approximately 2 miles Southwest of Stamford and is accessible via the A43 providing good access to the A1. Stamford train station provides regular services to Cambridge, Birmingham and Stansted Airport.

Stamford is a popular town in South Lincolnshire and has been recognized as one of the best places to live in the UK, praised for its vibrant community, independent shops, and excellent food scene.

Adjacent to Stamford is Burghley House, which is a prime example of grand Elizabethan architecture and has been residence of the Cecil family for over 400 years.

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# DESCRIPTION

The Site comprises a singular office building which was previously a house and later extended to the rear and to the front, the only other building onsite is a large shed which sits northeast of the main building and is surrounded by trees.

There are three car parks on site, one car park is south of the main building and one to the north, the third is located on the site of the old tennis courts which is accessed through a strip of trees, this area is c.1 acre. The site benefits from dual entrances at the front, one of which is shared with a neighbouring residential dwelling and a private entrance to the rear.



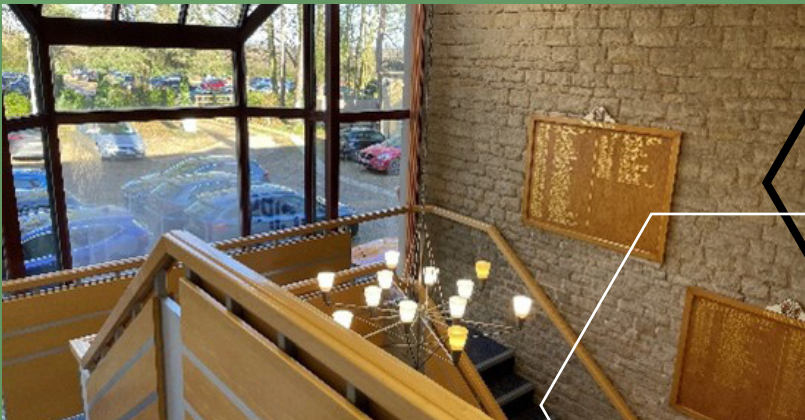
# ACCOMMODATION

Measured in accordance with the RICS Property Measurement 2nd Edition, on a NIA basis.

	SQ M	SQ FT
Ground floor	579.80	6,241
First floor	577.89	6,220
TOTAL	1,157.69	12,461
	(GIA: 1,263.28)	(GIA: 13,598)
TOTAL SITE AREA (ACRES)	3.37 ACRES (1.36 HECTARES)	

**EASTON HOUSE** is arranged over two floors, internally the ground and first floor are arranged as a series of rooms with the original parts of the building benefitting from period features and high ceilings.

On the ground floor are toilets, the reception area, a canteen and services room. Whilst on the first floor there are additional toilets and the server room.



# PLANNING



The property is located partially within the village conservation area, on the northern edge of Easton on the Hill which is defined as a Large Freestanding (service) Village (the highest category village designation) in the adopted East Northamptonshire Local Plan (Part 2), which was adopted in December 2023.

The site falls within Flood Zone 1, the lowest risk of flooding.

All Saints Church, opposite the site, is a Grade I Listed Building (listing ref. 1266419).

Various trees on the site are the subject of Tree Preservation Orders, including the frontage trees, and the central belt of trees that roughly splits the site frontage in two.

The site given the location and situation could be suitable for redevelopment to residential or other commercial uses, subject to planning.

Interested parties are encouraged to make their own enquiries.

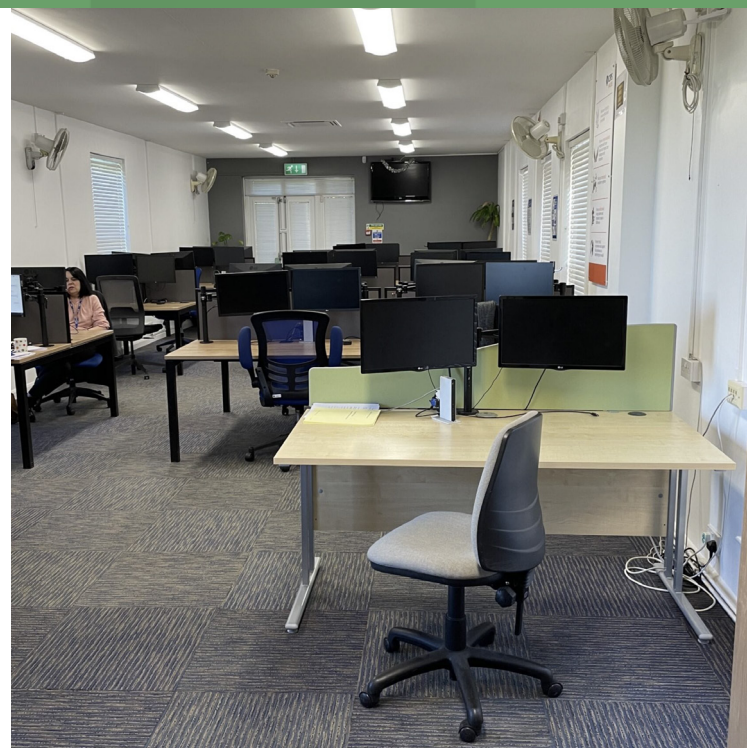
ARRANGE A  
VIEWING





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## EPC

EPC – D(92).

## BUSINESS RATES

From our enquiries on the Valuation Office Agency (VOA) website, we confirm the Rateable Value for the site:

- Rateable value: £81,500 (24/25)
- Rate payable assuming standard multiplier (24/25: 54.6p): £44,499

## VAT

To be confirmed.

## TITLE

Registered under title NN168645.

## ANTI-MONEY LAUNDERING

In order to comply with current anti money laundering regulations, Carter Jonas will require certain information from the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.

## TERMS

Offers for the freehold are invited on an unconditional basis, subject to contract.

Guiding £2.1 million.

FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT THE SOLE AGENTS

# Carter Jonas

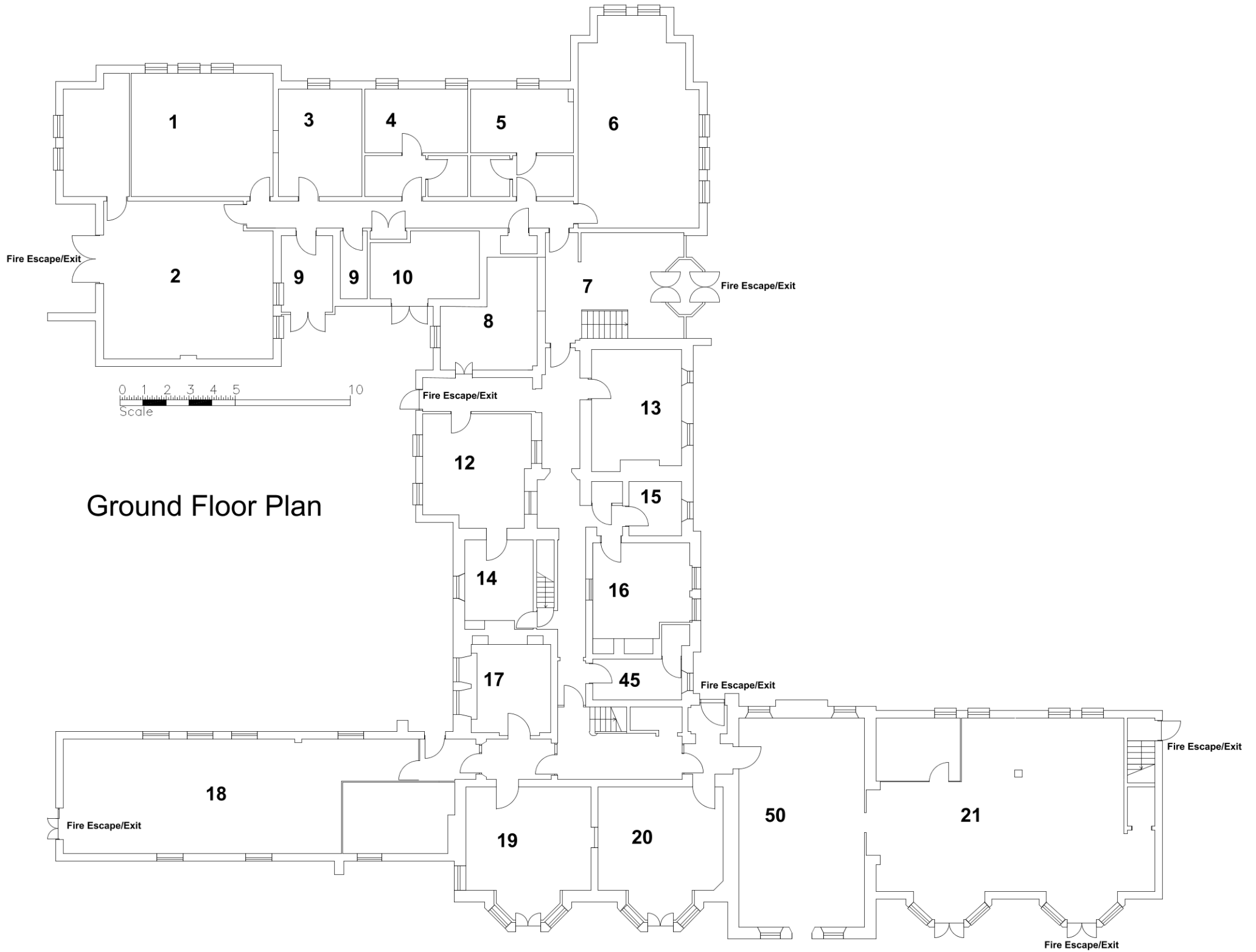
**William Rooke**

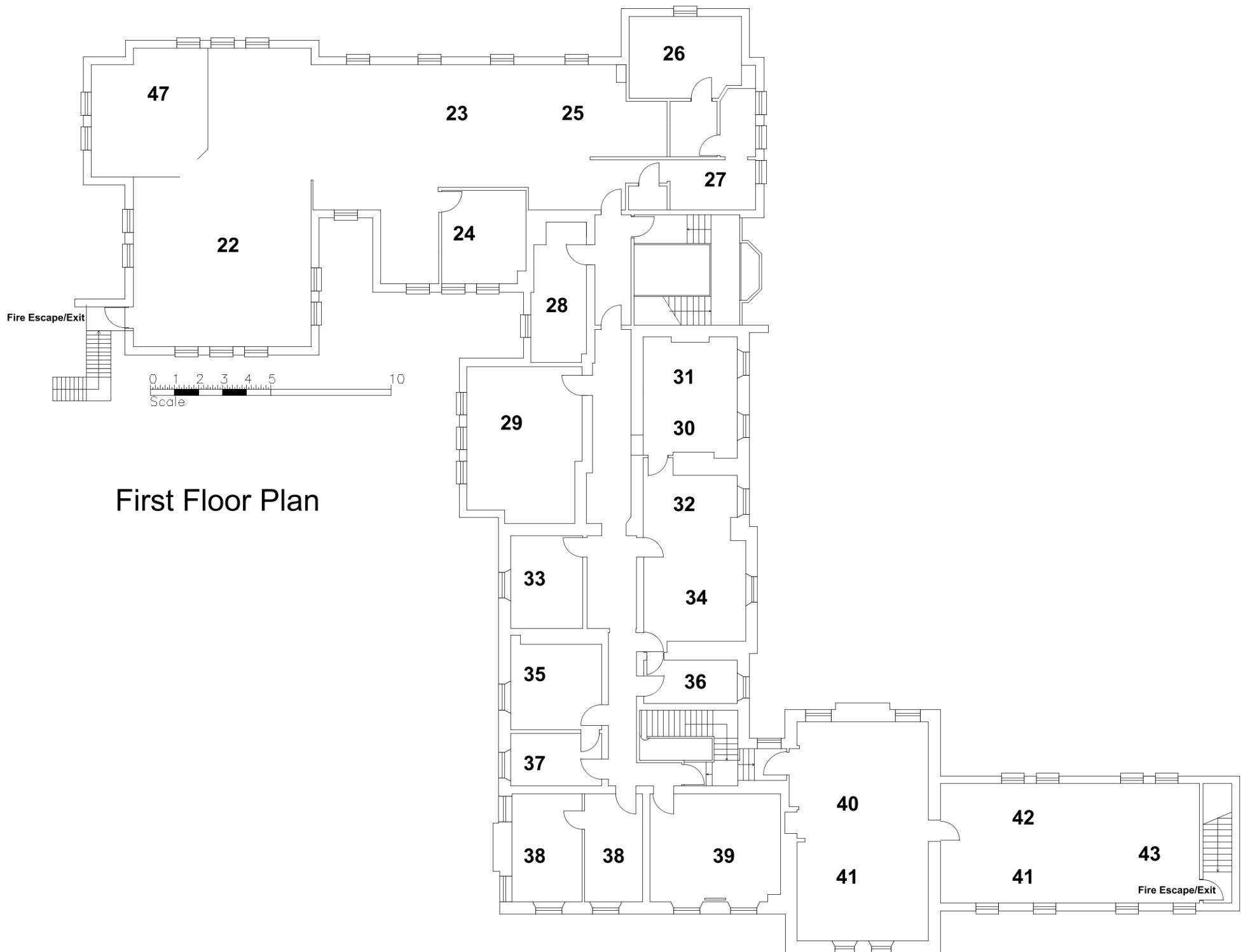
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First Floor Plan