



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.

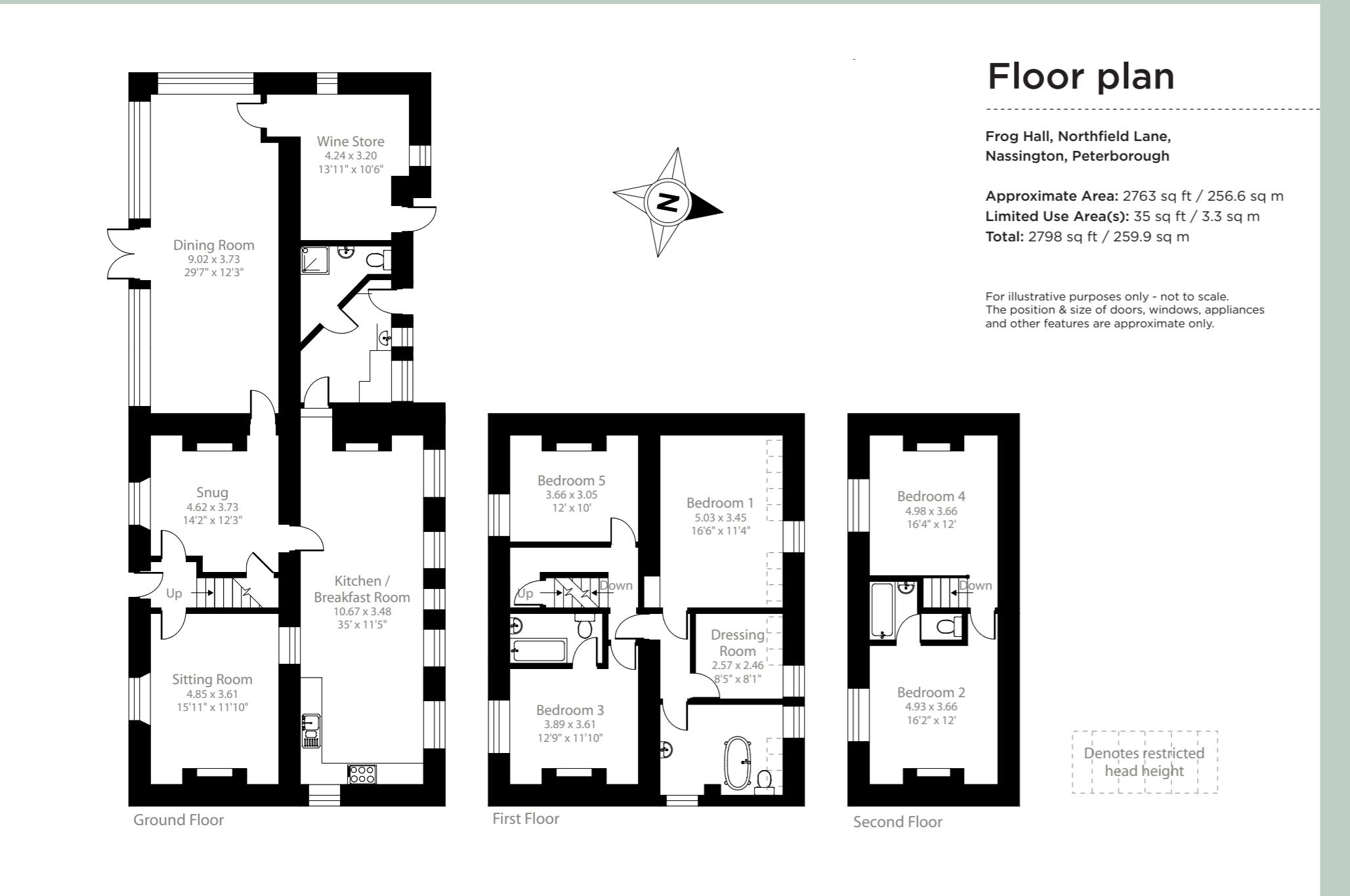
The ground floor of Frog Hall comprises an entrance hall with two living rooms accessed off this entrance, both with large open fireplaces. Large kitchen with downstairs utility room and downstairs wet room adjoining. Substantial dining room with log burner and double doors leading to the garden. Adjacent 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 if required. 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 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.



## 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.



#### 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:

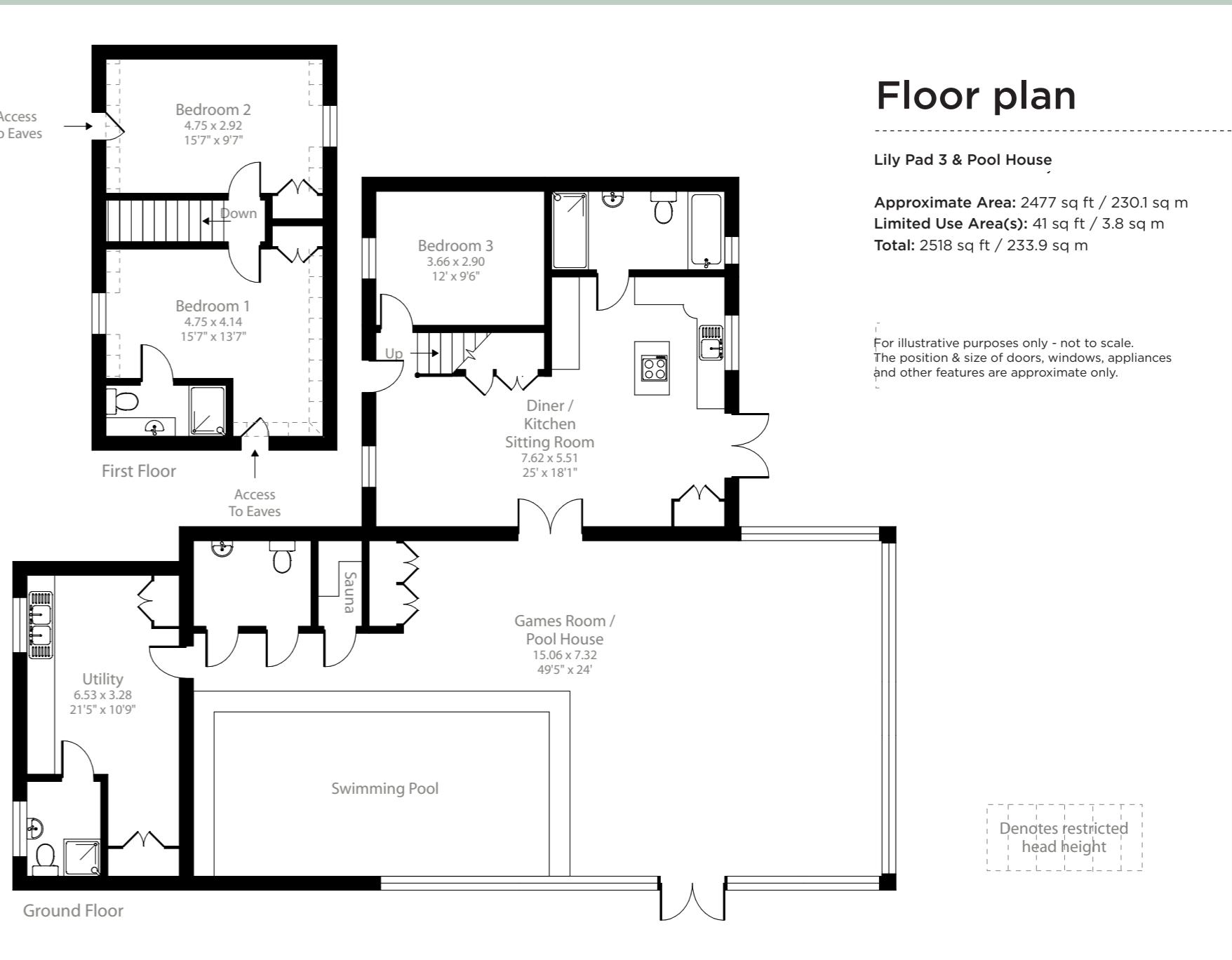
The pool house features an indoor swimming pool, with sauna, w/c, shower, utility room and large terrace.

#### 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.





A scenic view of a rural landscape. In the foreground, a cluster of houses with dark roofs is nestled among green fields. A river winds its way through the valley between the hills. The background consists of rolling green hills under a clear blue sky.

A scenic view of a rural landscape, likely in the Cotswolds, featuring rolling green hills, fields, and a cluster of traditional stone houses in the foreground.

A vertical strip of a landscape photograph showing a field, trees, and a building.

A wide, green grassy field occupies the foreground, with a simple wooden fence line running across it. In the background, a row of identical houses with light-colored roofs and brick walls is visible, nestled among trees and bushes. The sky is a clear, pale blue.

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der's yard situated in the corner of the Property

The guest accommodation yard is approximately 0.5ha and comprises a biomass boiler house, approximately 1,390 sq m. The Property offers potential (STPP) and is being developed to a development coverage (DC) of 100%. The marketing particulars state that the paddocks extend to approximately 0.5ha and are separated by post and rail fencing.



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## Annexe

## Location

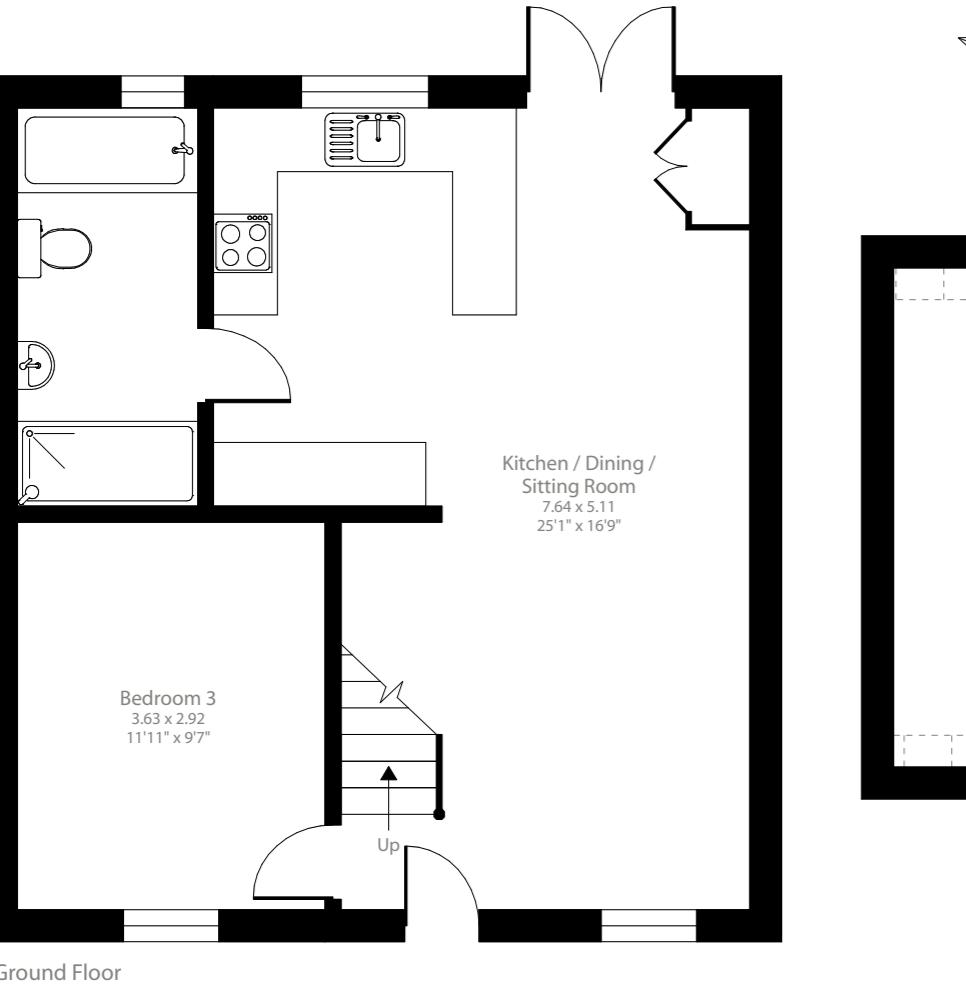
or the market south of Stamford, Peterborough, offer ample walks, particularly along the attractive limestone undulating country, part of Northamptonshire, resemblance to which is popular with both tourists alike.

Local public services  
outstanding, in  
Uppingham area

The Property lies in a highly sought after residential area, with excellent links, with the M25, the A24 and the A21, and the wider area. It is within walking distance of the local railway station, and is only 10 miles from London King's Cross.

Nassington village amenities, including a club and butchers.

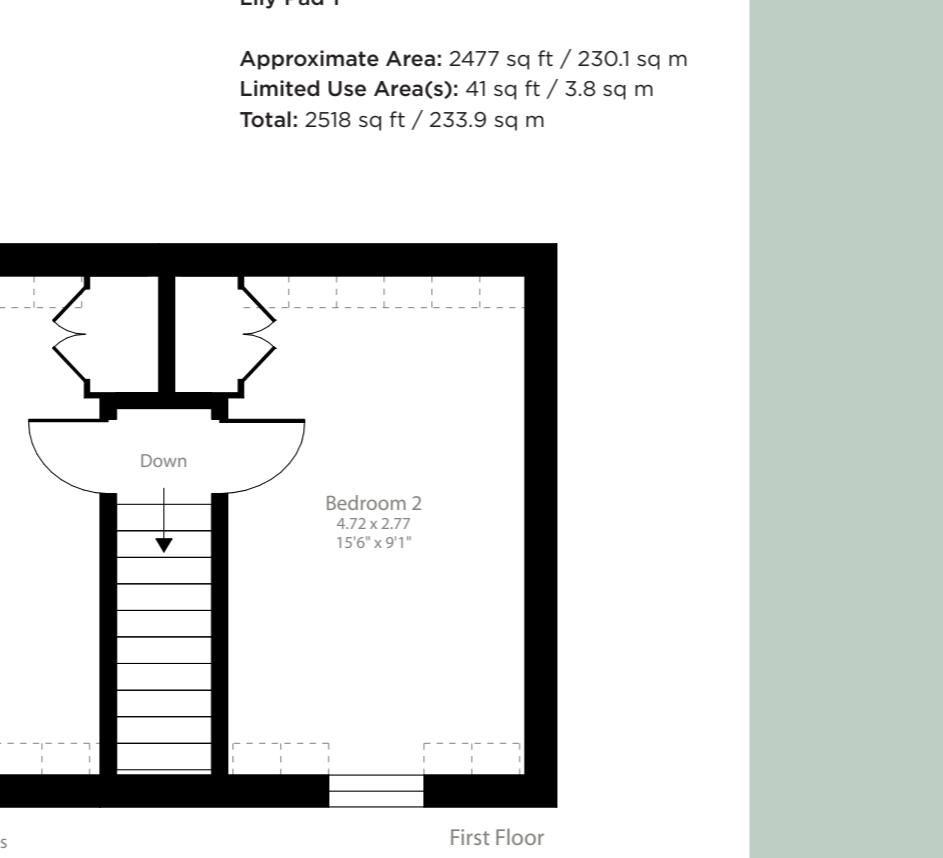
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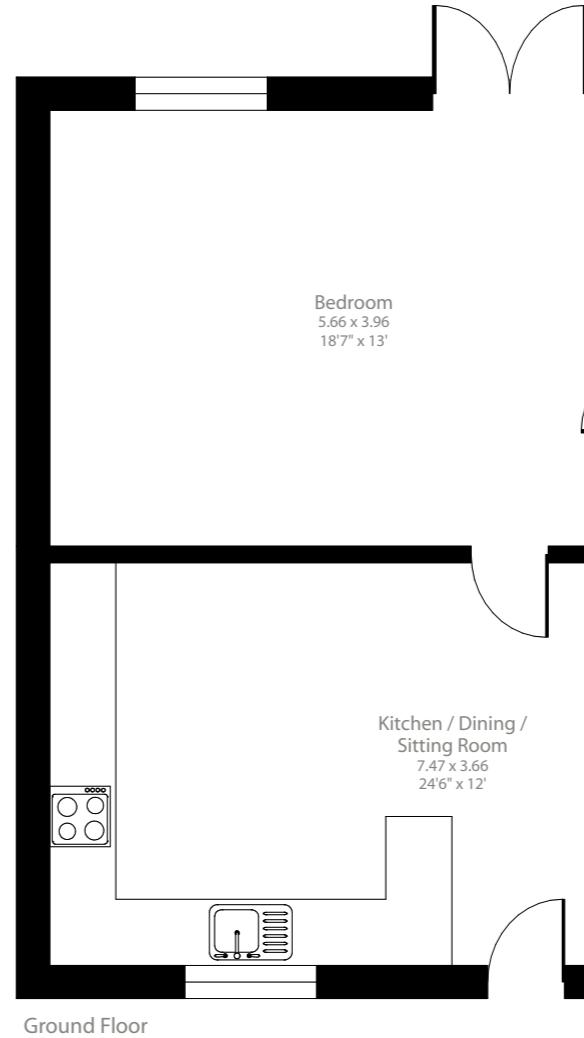
## Floor plan

### 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



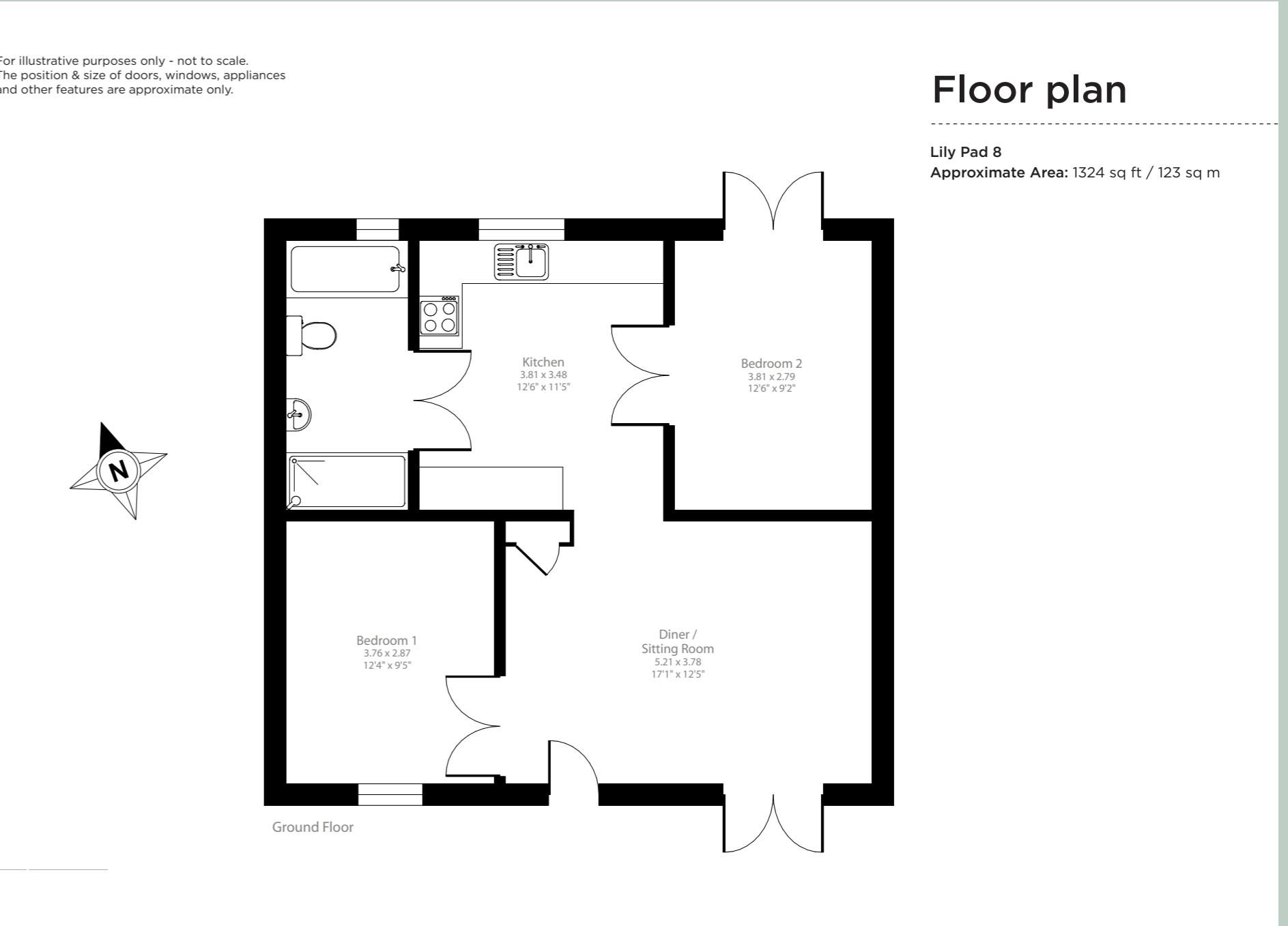
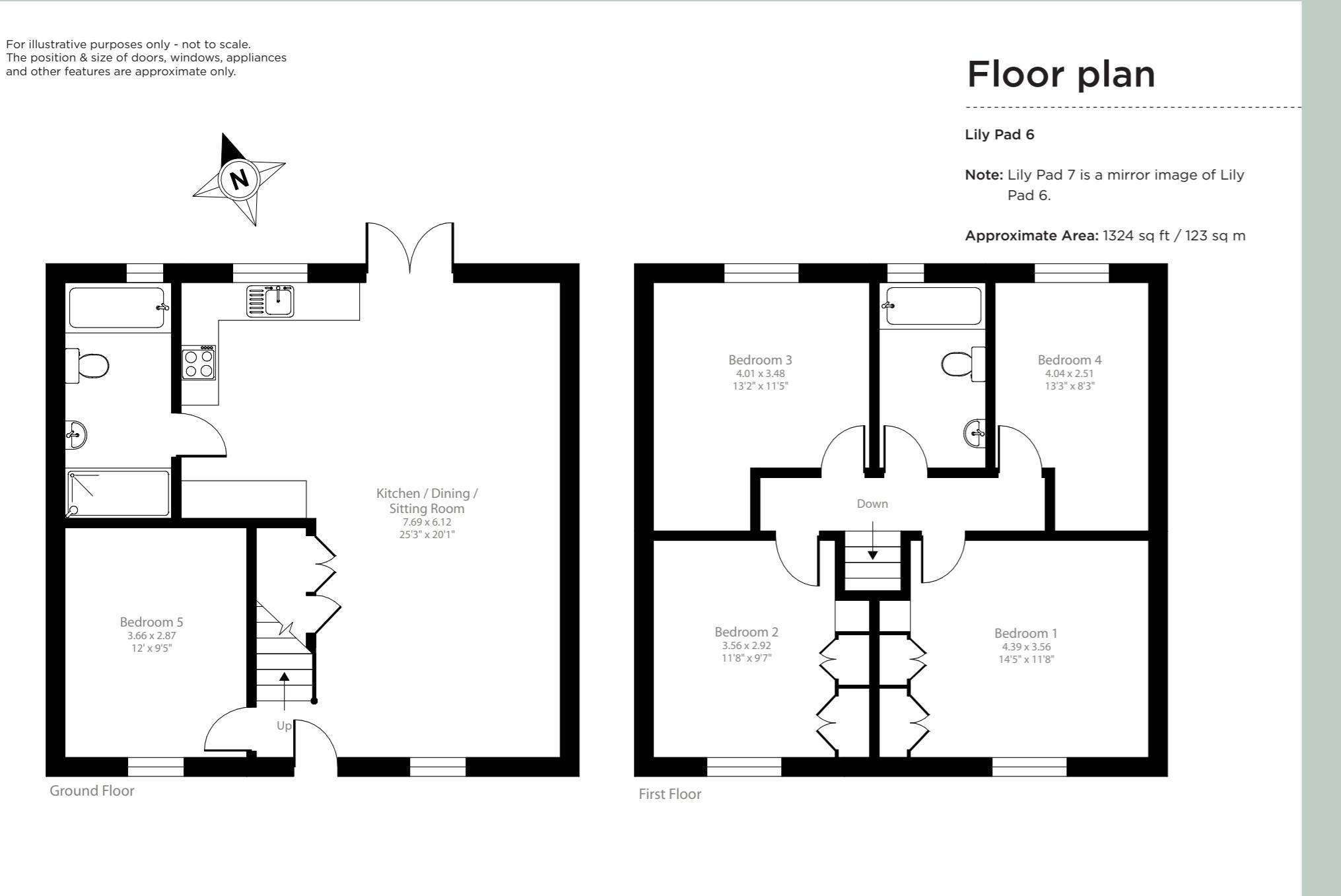
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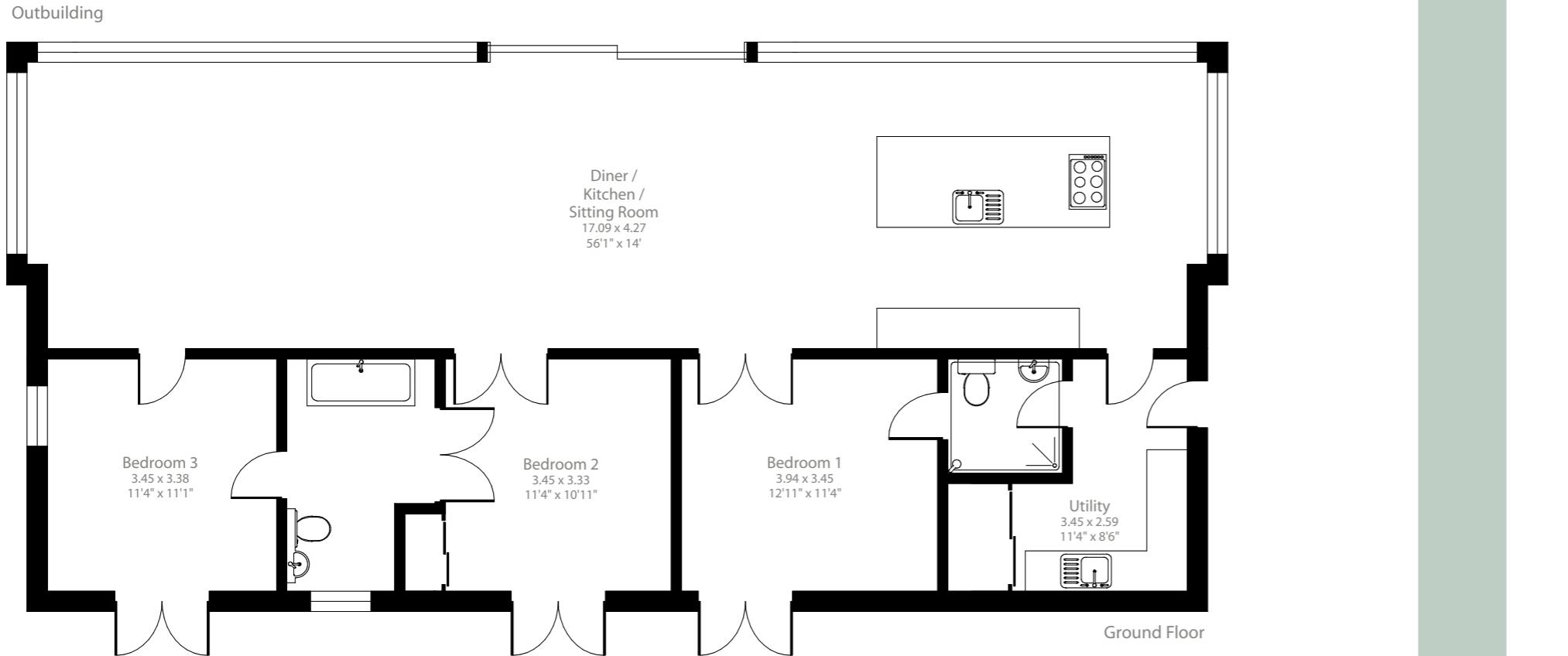
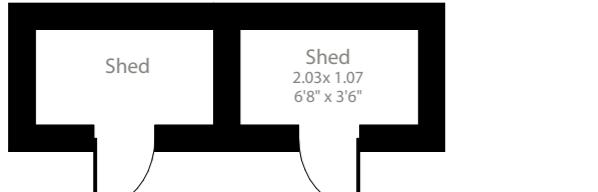
## Floor plan

### Lily Pad 5

Approximate Area: 673 sq ft / 61.9 sq m



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## Floor plan

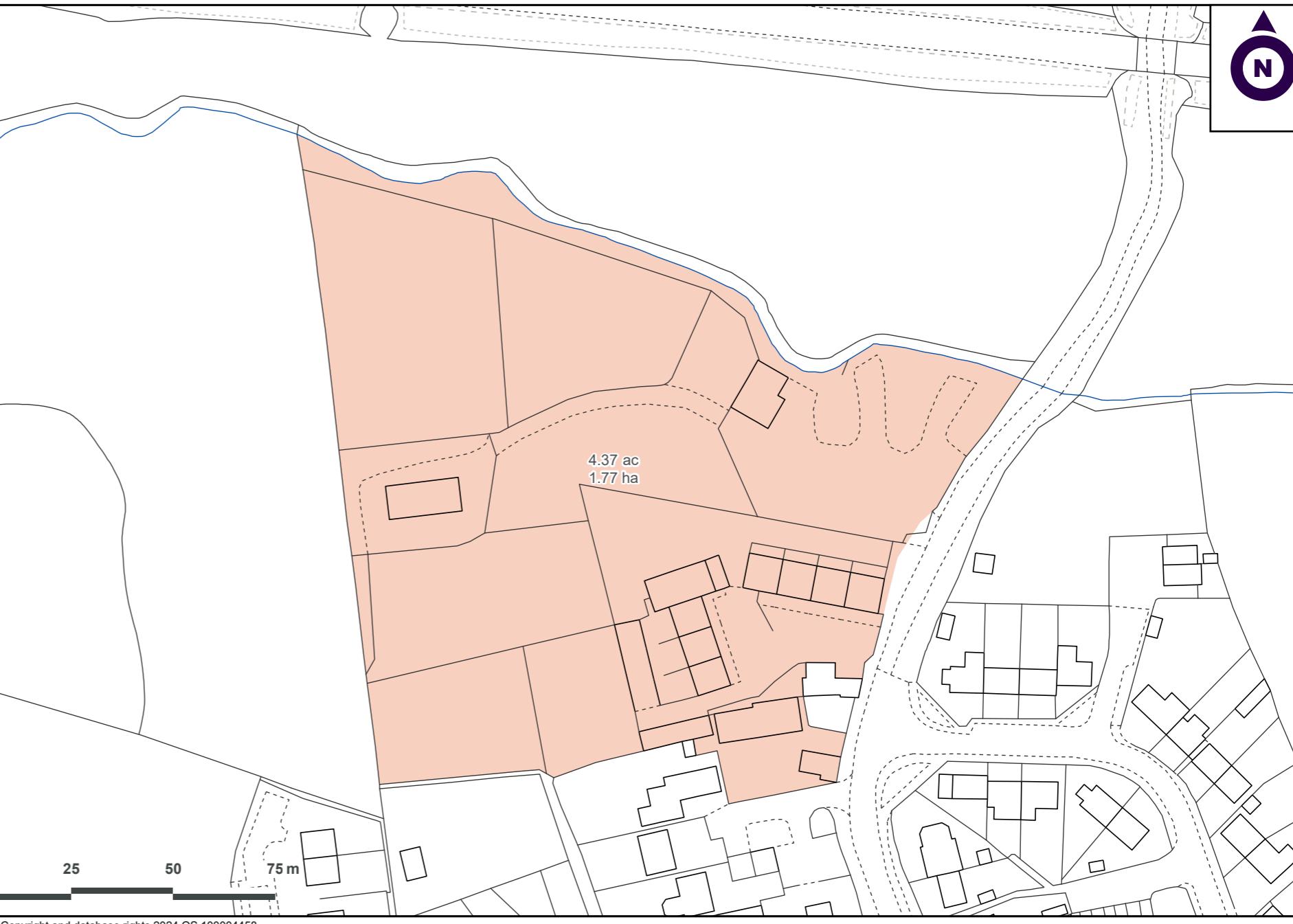
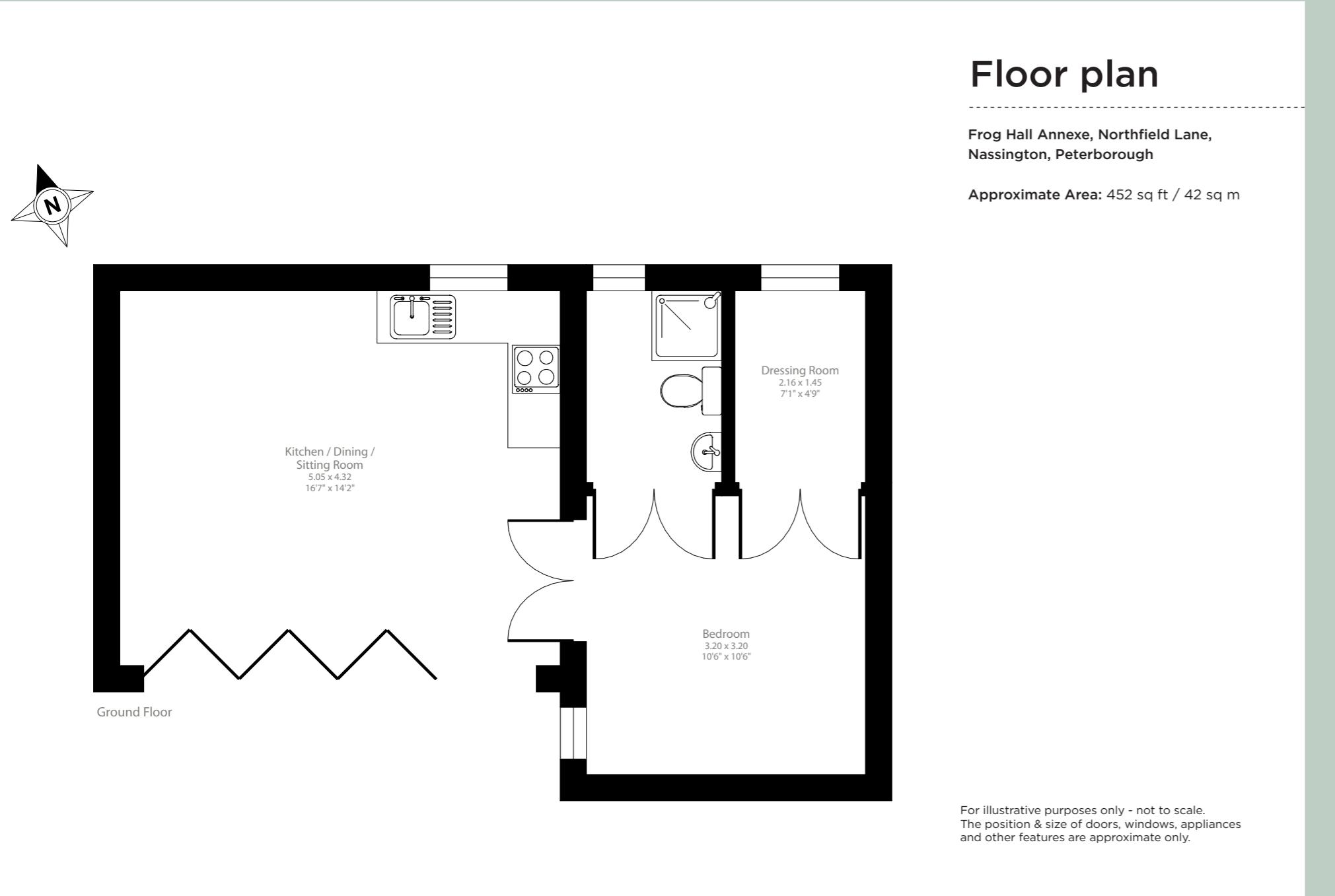
### Eco Lodge (Frog Hollow)

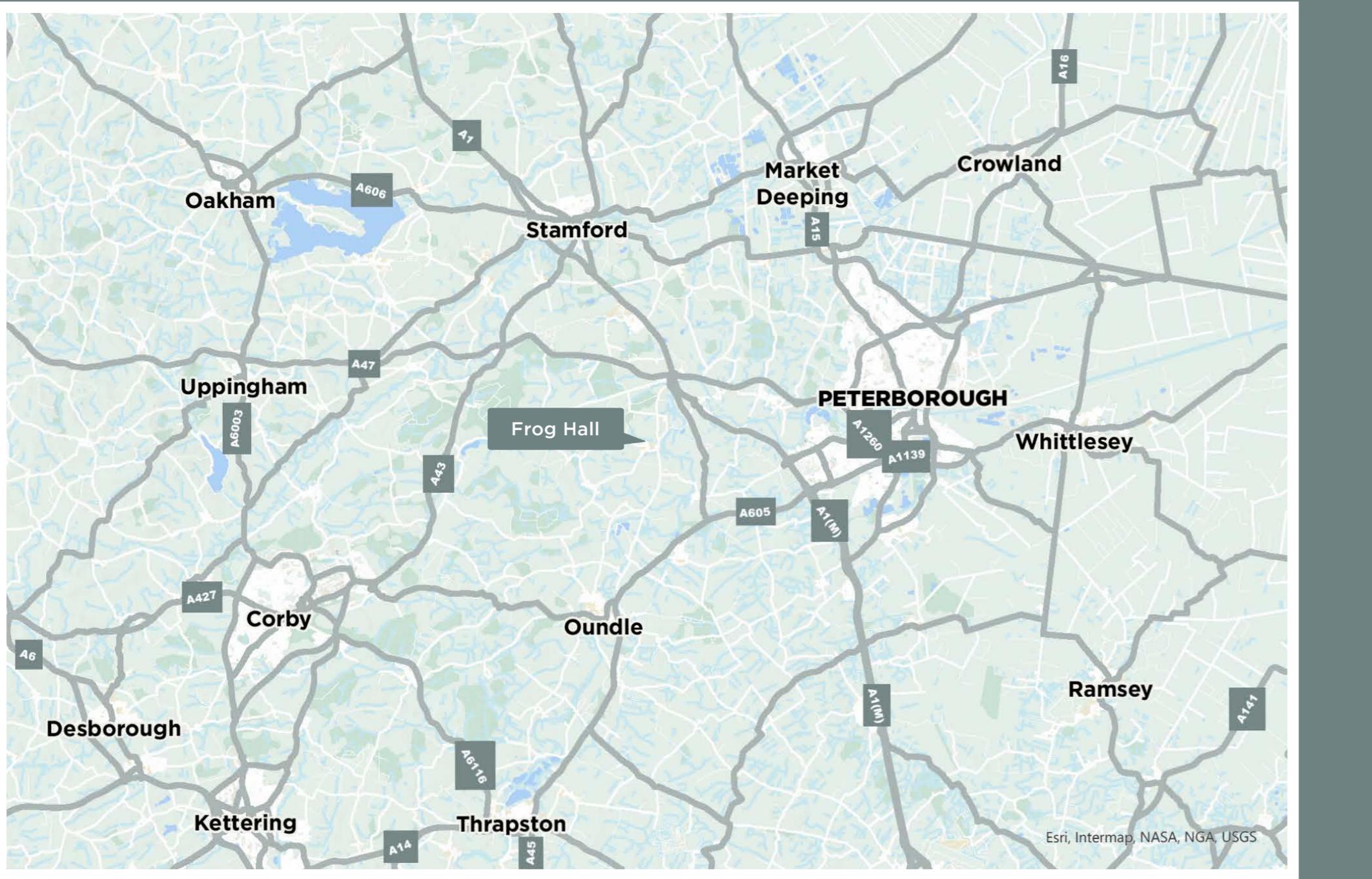
Approximate Area: 1494 sq ft / 138.8 sq m

Outbuilding: 25 sq ft / 2.3 sq m

Total: 1519 sq ft / 141.1 sq m







## 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.

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

## 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.

## 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  
Ceda Drive  
Thrapston  
NN14 4LZ  
0301 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 A1, taking the A1/A47 exit towards Wansford. Continue through Wansford following the Yarwell Road to Nasington 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.

**/// what3words:**

/// fires.heavy.uzzing



#### Leisure Agency

07968 216596 | [stephen.richards@carterjonas.co.uk](mailto:stephen.richards@carterjonas.co.uk)

**carterjonas.co.uk**

Offices throughout the UK

#### Important Information

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