

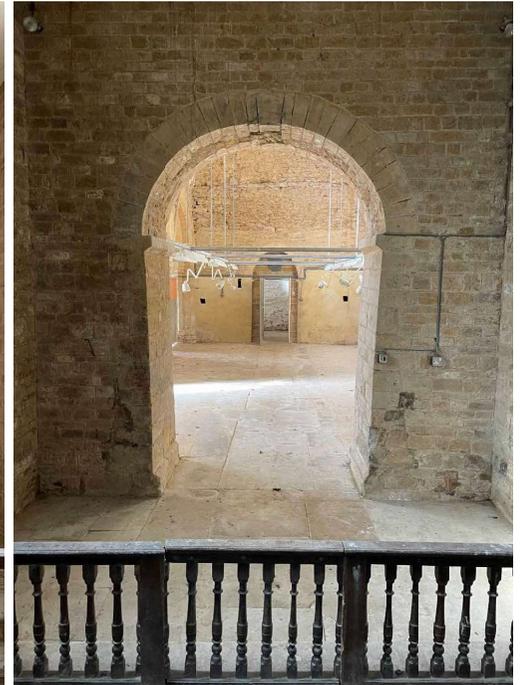


*All Saints Church* | ORTON, KETTERING | **Carter Jonas**

**ALL SAINTS CHURCH  
MAIN STREET  
ORTON  
KETTERING  
NN14 1LJ**

**A Grade II\* listed church  
situated in this picturesque  
Northamptonshire hamlet.**

Recently utilised as a community stone masonry workshop, All Saints Church is suitable for a variety of uses, subject to planning permission.



**Carter Jonas**

### DESCRIPTION

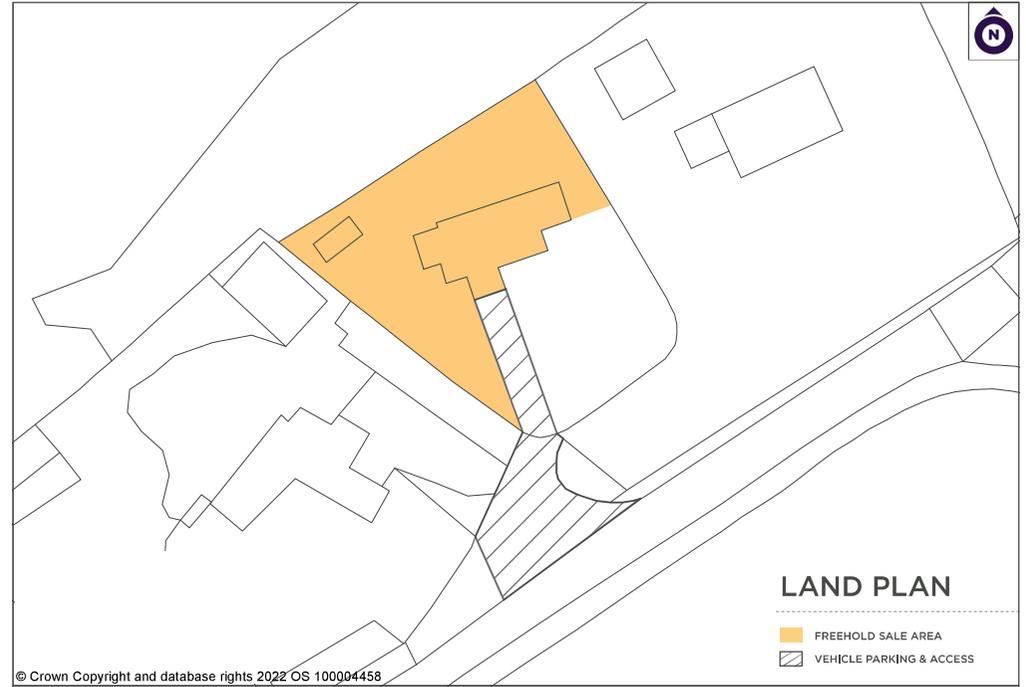
This Grade II\* listed building is the former Church of All Saints, situated in the hamlet of Orton. The striking property is comprised of a stone construction, built in a perpendicular style. The key features of the building include a chancel nave, south aisle, south porch and an embattled western tower with pinnacles. All Saints Church was constructed in the 13th/14th Centuries and has benefited from two subsequent restorations, which occurred between 1868-87 and in 1906.

The floor area totals approximately 112,23 sqm (1,208 sq ft).

All Saints Church is set in a plot of 0,08 ha (0,19 acres), with the external area comprised part of the former churchyard. Included in this sale will be a right of access over the churchyard path, which leads to the adopted highway.

### LOCATION

All Saints Church is located within Orton, an attractive Northamptonshire hamlet. Kettering is 9,7 km (6 miles) to the west, and offers extensive retail, employment, educational and medical services. Junction 3 of the A14 is located 1,8 km (1,1 miles) to the north-east, providing an excellent road connection to the Midlands (west) and Cambridge (east). Kettering train station provides a direct train connection to London St Pancras (60 minutes), Leicester (25 minutes) and Nottingham (55 minutes). East Midlands Airport is located 79,5 km (49,4 miles) to the north, and London Luton airport is located 89,4 km (55,5 miles) to the south.



## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

The freehold of the property is being sold subject to vacant possession upon the completion of the sale.

## PLANNING

Alternative uses and development of the property will be subject to achieving the necessary planning permissions.

## SERVICES

Mains water and electricity. In addition to a broadband/telephone connection.

## RESTRICTIVE COVENANTS

The property is to be sold subject to restrictive covenants, details of which shall be made available upon request.

## HEALTH & SAFETY

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

## RIGHT OF ACCESS

The right of access across the churchyard is limited to pedestrian use only.

## 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.

## EPC RATINGS

The property is thought to be exempt from the directive.

## LOCAL AUTHORITY

North Northamptonshire District Council  
Cedar Drive  
Thrapston  
NN14 4LZ  
0300 126 3000

## DIRECTIONS

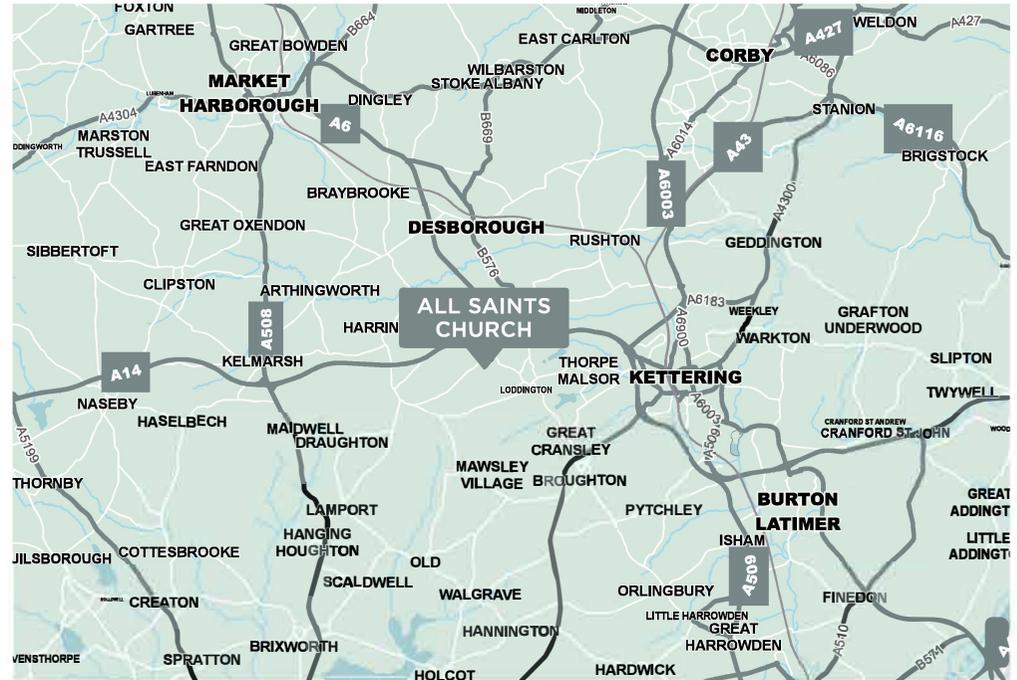
Heading north-eastwards out of Orton hamlet along Main Street, All Saints Church is located on the left-hand side, shortly before the junction with Orton Road.

## VIEWINGS

Viewings of the property are strictly by appointment only, and to be accompanied by either the selling agent or the vendor.



///slick.doctors.listening



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