

The Old Rectory, Sywell.

Church Lane · NN6 0BA · Asking £1,750,000

Prepared for James & Sarah Whitfield

"Every brick has a history. Know it before you buy."

WHAT THIS REPORT COVERS

- Property summary and the asking-price read
- Comparable evidence and the property's own price-paid history
- Planning & heritage constraints — listing, conservation area, Article 4
- Flood, environmental and ground-stability risk scan
- Local crime profile and corporate-seller check
- Recommended pre-offer actions and what to ask the agent

LOCAL AUTHORITY

North Northants
Wellingborough division

GENERATED

13 June 2026
Core tier · v1.0

REFERENCE

TB-CORE-OLDREC-001
Public-data scan

WHAT THE LISTING ACTUALLY SHOWS

*£1.75m for a Grade II rectory on two acres.
The price story is the headline.*

The Old Rectory is a five-bedroom Grade II listed Georgian rectory of c.1820, set in roughly two acres of mature gardens on Church Lane, Sywell. Stone built under a slate roof, with a coach house and walled garden. Listed for sale at £1,750,000 — a figure that sits well above the recent comparable evidence for the village.

Detached

PROPERTY TYPE
Freehold

£1.42m

LAST SOLD
Jun 2019 · HMLR

Zone 1

FLOOD RISK
Low risk · EA

Grade II

PLANNING CONTEXT
Listed · conservation
area

BOTTOM LINE

The most useful fact in this report is the price history. The Old Rectory last sold for £1,420,000 in June 2019. Asking £1,750,000 seven years later is a 23% gross uplift — broadly in line with the wider market, but the heritage burden and EPC position give a buyer real room to argue the number down. £1,420,000 is your documented floor.



A listed Georgian rectory with the running costs that come with it.

Property attributes are drawn from the EPC register and the address record. Energy performance is the watch item: pre-1900 stone-built listed homes are hard to improve without consent.

PROPERTY TYPE	Detached house — Grade II listed Georgian rectory, c.1820
BUILT FORM	Detached, stone under slate
BEDROOMS	5
FLOOR AREA	412 m ²
TENURE	Freehold
EPC RATING	E (47) current · D (61) potential
COUNCIL TAX BAND	H

ENERGY & MEES



EPC E means lettings would currently fail the MEES minimum (E is the floor, and tighter standards are proposed). For an owner-occupier this is a running-cost and future-resale flag rather than a legal bar. Improving the rating is constrained by the listing — expect Listed Building Consent for most fabric upgrades.

PRICE-PAID HISTORY (HM LAND REGISTRY, FREE SPARQL)

DATE	PRICE	TYPE	NOTE
Jun 2019	£1,420,000	Detached / Freehold	Subject's prior sale
Mar 2006	£735,000	Detached / Freehold	Earlier transfer



Locked tighter than most: listed, in a conservation area, under Article 4.

The Old Rectory sits inside three overlapping regimes, each of which removes a category of change you could otherwise make without permission.

LOCAL PLANNING AUTHORITY	North Northamptonshire Council
LISTED BUILDING	Grade II (Historic England NHLE)
CONSERVATION AREA	Yes — Sywell conservation area
ARTICLE 4 DIRECTION	Yes — restricts specific permitted-development rights
RECENT NEARBY APPLICATIONS	4 within 500m in the last 3 years

LISTED BUILDING CONSENT



Any alteration affecting historic fabric — windows, internal walls, fireplaces, extensions, energy retrofit — requires Listed Building Consent. Budget £1,500–3,000 of professional fees and 8–12 weeks per application.

CONSERVATION AREA + ARTICLE 4



Tighter external design control, tree works require notice, and certain permitted-development rights are withdrawn. Confirm the exact Article 4 scope with North Northants Council before you plan any change.



Inland, elevated, and clear of the published flood zones.

Flood and ground-stability data are screened from the Environment Agency and aggregated risk sources for this address.



FLOOD RISK

Flood Zone 1 — less than 0.1% annual chance from rivers or sea. No surface-water warning area at this postcode. Ground stability shows a moderate shrink-swell clay signal worth noting for any future extension foundations.



A low-crime rural village.

Recorded crime within roughly one mile over the last 12 months (Police UK), with the most common categories shown.

Low

OVERALL LEVEL

Rural Northants

Anti-social

TOP CATEGORY

Typical for area

Violence

2ND CATEGORY

Low volume

£

£1.75m is the seller's number, not yet the market's.

Comparable evidence is drawn from HM Land Registry price-paid records for Sywell and the surrounding NN6 villages.

INDICATIVE SYWELL / NN6 COMPARABLES

PROPERTY / AREA	DATE	PRICE	NOTE
The Old Rectory (subject)	Jun 2019	£1,420,000	Subject's prior sale
Manor Farm House, Sywell	Sep 2022	£1,310,000	6-bed comparable
The Old Vicarage, Mears Ashby	May 2023	£1,250,000	Listed comparable
Glebe House, Sywell	Nov 2021	£985,000	Smaller plot

Read on price

On the comparable set, £1,750,000 is materially above the band. The seller's own 2019 purchase at £1,420,000 plus typical village appreciation lands a defensible value closer to £1.55–1.62m. The heritage burden and EPC E support arguing below that. Treat the documented £1,420,000 as the floor and the asking as the ceiling.

SELLER SNAPSHOT

REGISTERED OWNER TYPE	Private individual — no company record (Companies House)
CORPORATE SELLER FLAG	None — registered proprietor is not a company
NOTE	Naming the individual owner requires the £14 HMLR title pull — available at Plus+ tier



Settling in around Sywell.

Sywell is a small village and civil parish in North Northamptonshire, north-east of Northampton, beside Sywell Country Park (Sywell Reservoir) and the historic Sywell Aerodrome. Its immediate neighbours are the villages of Overstone, Mears Ashby, Holcot and Moulton; Northampton is the nearest large town for shopping, rail and leisure. Day-to-day amenities are spread across the surrounding villages and Northampton rather than in Sywell itself.

EVERYDAY AMENITIES

IMMEDIATE VILLAGE / LOCALITY	Sywell (civil parish)
NEIGHBOURING VILLAGES	Overstone · 0.7 mi · Mears Ashby · 0.9 mi · Holcot · 1.6 mi · Moulton · 2.4 mi
NEAREST TOWN / CITY	Northampton · ~6 mi
EVERYDAY SHOPPING	Co-op, Moulton / Overstone · ~2 mi
PARK / GREEN SPACE	Sywell Country Park (Reservoir) · ~1.5 mi

SPORTS & RECREATION NEARBY

- 01 Overstone Park Golf & Country Club · ~1.5 mi
- 02 Sywell Country Park — walking & coarse fishing · ~1.5 mi
- 03 Sywell Aerodrome — aviation & events · ~1 mi
- 04 Moulton & district sports pitches / tennis · ~2.5 mi

FOR FAMILIES & CHILDREN

- 01 Sywell Country Park — playground & reservoir trails · ~1.5 mi
- 02 Park / green space: Overstone Park grounds · ~1.5 mi
- 03 Moulton — playing fields & youth clubs · ~2.5 mi
- 04 Libraries & leisure centres in Northampton · ~6 mi

Amenities from OpenStreetMap and the area description from Wikipedia — indicative and not a complete listing; distances are straight-line.



Schools nearby state & independent.

Schools near Sywell from the Department for Education register, with the latest Ofsted judgement, plus the closest independent schools from their own published information. Distances are approximate and straight-line; proximity never guarantees a place, so confirm current catchment and admissions with the school and the local authority.

LOCAL (STATE) SCHOOLS

SYWELL CE PRIMARY (PRIMARY)	Ofsted: Good · ages 4–11 · ~0.3 mi (in village)
OVERSTONE PRIMARY (PRIMARY)	Ofsted: Good · ages 4–11 · ~0.7 mi
MEARS ASHBY CE PRIMARY (PRIMARY)	Ofsted: Good · ages 4–11 · ~0.9 mi
MOULTON SCHOOL & SCIENCE COLLEGE (SECONDARY)	Ofsted: Good (2023) · ages 11–18 · ~2.5 mi

INDEPENDENT / PRIVATE SCHOOLS



PITSFORD SCHOOL

Co-ed day · ages 4–18 · Pitsford (~4.5 mi). Fees ~£22,500/yr senior day (2025/26, ex-VAT). ISI-inspected Oct 2025; personal development rated Excellent (2022) and shortlisted for Independent School of the Year 2025. GCSE: 74% grade 5+, 31% grade 7+; over half of 2025 A-levels at A*–B.



WELLINGBOROUGH SCHOOL

Co-ed day · ages 3–18 · Wellingborough (~6.5 mi); founded 1595. Fees ~£7,694/term senior (2025/26) ≈ £23,000/yr, lunch ~£351/term. ISI 2022: teaching effective, pupils make excellent progress. GCSE in the top ~9% nationally (52% grades 9–7); A-levels 60% A*–B.



SPRATTON HALL SCHOOL

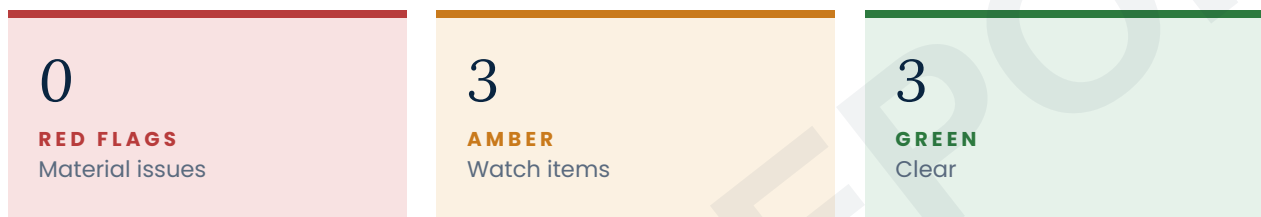
Co-ed prep · ages 4–13 · Spratton (~7 mi). Fees ~£5,050–£8,050/term (2026/27, inc VAT). ISI routine inspection 2024; 100% Common Entrance pass with regular scholarships to senior schools. 50-acre site — theatre, indoor sports dome, floodlit AstroTurf.

**NORTHAMPTON HIGH SCHOOL GDST**

Girls' day (GDST) · ages 2–18 · Hardingstone (~7 mi). Fees ~£6,808/term senior + £320 lunch ≈ £21,400/yr (2025/26). ISI Feb 2024: calm, happy and purposeful; double 'Excellent' in 2019. Strong pastoral care and breadth of opportunity.

State data: DfE / Ofsted. Independent-school fees and achievements come from each school's published information and ISI/Ofsted reports. Ofsted paused single overall grades for state schools from September 2024, so ratings shown are the most recent graded judgement. Always confirm current fees, admissions and catchment directly with the school.

EVERY ISSUE, RATED, IN ONE PLACE



This is the Core report in RAG form. Every issue surfaced in the previous pages, rated and explained in a line or two. No reds at Core tier.

AMBER

Heritage burden

Grade II + conservation + Article 4 means most material changes need consent and energy retrofit is constrained. Maintenance and insurance run higher than non-listed equivalents.

AMBER

Pricing shape

£1.75m asking against the property's own £1.42m sale in 2019 is above-market. Genuine negotiating leverage — a £1.55–1.62m range is defensible.

AMBER

EPC & running costs

EPC E. Energy bills well above a modern detached house, and improving the rating is restricted by the listing. A lettings (MEES) flag if ever rented.

GREEN

Flood risk

Flood Zone 1, elevated inland village, no surface-water warning area at this postcode.

GREEN

Area quality

Desirable conservation village, low rural crime profile, strong surrounding catchment.

GREEN

Title (corporate seller)

Registered proprietor is a private individual, not a company — no corporate-seller complications flagged at Core tier.



Exactly what we pulled — and what we didn't.

This is the TrueBrick trust marker. Every data source used in this report is listed below with what it returned and when. Where a source was unavailable or is not assessed at Core tier, it is shown here rather than quietly omitted.

SOURCE	DATA PULLED	STATUS	AS OF
HomeData	Property attributes, risks, planning	Returned	13 Jun 2026
HM Land Registry	Price-paid history (SPARQL)	Returned	13 Jun 2026
EPC Register	Energy rating & floor area	Returned	13 Jun 2026
Environment Agency	Flood zone & surface water	Returned	13 Jun 2026
planning.data.gov.uk	Conservation / Article 4 / apps	Returned	13 Jun 2026
Historic England NHLE	Listed-building status	Returned	13 Jun 2026
Police UK	Recorded crime in radius	Returned	13 Jun 2026
Companies House	Corporate-seller check	Returned	13 Jun 2026
Schools (GIAS/Ofsted)	School catchment & ratings	Not at Core tier	—
Radon (UKradon/BGS)	Radon affected-area band	Not at Core tier	—
Wikipedia	Town / area description	Returned	13 Jun 2026

This report is information, not advice

TrueBrick Core is a fast public-data scan to inform a pre-offer decision. It is not a substitute for a survey, a valuation, or your conveyancer's legal review. Title interpretation, formal searches and lender suitability arrive at the Plus, Plus+ and Expert tiers. Verify every material point with your professional advisers before you exchange.

Questions? — hello@truebrick.co.uk · truebrick.co.uk