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**Hadland**  
CHARTERED SURVEYORS

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**APPROXIMATELY 13.7 ACRES (5.5 HECTARES) OF LAND WITH POTENTIAL FOR REDEVELOPMENT (SUBJECT TO PLANNING)**



(For guidance only)

**BERRYFIELD  
LONG BUCKBY  
NORTHAMPTONSHIRE**

- PARCEL OF LAND IN CLOSE PROXIMITY TO DENSLEY POPULATED RESIDENTIAL AREA
- SHORT DISTANCE TO THE WELL SERVICED LONG BUCKBY VILLAGE CENTRE
- POTENTIAL FOR RESIDENTIAL OR COMMERCIAL REDEVELOPMENT, SUBJECT TO OBTAINING THE REQUISITE PLANNING CONSENTS
- POPULAR AND WEALTHY NORTHAMPTONSHIRE VILLAGE
- LONG BUCKBY TRAIN STATION IS APPROXIMATELY A 3 MINUTE DRIVE FROM THE SUBJECT SITE

**OFFERS ARE INVITED FOR THE FREEHOLD INTEREST**

## LOCATION

The subject plot is located in the village of Long Buckby, Northamptonshire. Long Buckby is approximately 11.5 miles south east of Rugby and 10 miles north west of Northampton.

Long Bucky railway station is serviced by West Midlands Trains running between Lone Euston (approx. 1 hour 28 minutes) and Birmingham New Street (51 Minutes).

## DESCRIPTION

The site is currently used as grazing land and with access currently from a residential cul-de-sac. The subject site could be suitable (subject to obtaining the requisite planning consents) for residential or commercial redevelopment.

## SITE AREA

Approximately 13.7 Acres (5.5 Hectares)

## TERMS

Offers are invited for the freehold interest.

## VAT

All prices quoted are exclusive of VAT which the Vendor may choose or have a duty to impose.

## BOUNDARIES

The purchaser(s) will be deemed to have inspected the land and satisfied themselves as to the ownership of any boundary, hedge, tree or ditch.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Strictly by appointment through the Sole Agents:



**Elliott Halliwell**

**Tel: 01604 639657**

**[eh@hadlands.co.uk](mailto:eh@hadlands.co.uk)**

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