



Garages Opposite New Road New Road, Oundle, PE8 4LA

 **NEWTON FALLOWELL**

## Key Features

- Contemporary design
- Plot includes approx. 180 sqm house + 24 sqm garage
- No overlooking or overshadowing concerns
- Space for three car parking
- Potential for 4–5 beds or home office flexibility
- Sought-after central Oundle location
- Rare self-build or investment opportunity
- EPC Rating Exempt
- Freehold

£230,000





Guide Price: £230,000

An exciting opportunity to acquire a generous building plot in the heart of Oundle, benefiting from positive pre-application advice from North Northamptonshire Council (Ref: NE/23/00839/QRY). This well-positioned site currently hosts a set of garages deemed to have no architectural or historical significance, opening the door to a contemporary yet sympathetic new-build home.

A revised house design by acclaimed SEABROOK Design has already been produced to align with pre-app feedback. The proposed dwelling is approx. 180 sqm with an additional 24 sqm garage, offering the perfect opportunity for a self-build or development project in a sought-after market town.

This plot presents a rare blend of location, design flexibility and genuine development potential - subject to full planning approval.

For further details or to register your interest, please contact Newton Fallowell Stamford on 01780 754530.

#### Agent note

Pre App Planning

North Northamptonshire Council

(Ref: NE/23/00839/QRY)





Ground Floor Plan - 1:100



#### COUNCIL TAX INFORMATION:

Local Authority:  
Council Tax Band: X

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.