



## Land North East of Broad Lane Evenley, Northamptonshire, NN13 5SF

**Guide Price £475,000**

A rare opportunity to acquire an enviable edge of village building plot of approximately one acre, with outline Planning Permission granted for a single dwelling of up to 6,000 square feet. Subject to approval, the successful buyer will be able to create a substantial bespoke family home. Community Infrastructure Levy will be payable unless qualifying as a self-build for personal occupation.

98a Watling Street, Towcester, Northamptonshire NN12 6BT

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Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX



## **EVENLEY**

Evenley village is just over one mile south of Brackley, and has the 18th-century Red Lion public house, a village shop with post office, a village hall and a cricket club. The village green is in the centre of the village and Evenley Cricket Club plays its home games here.

Nearby, the ancient market town of Brackley enjoys all the charm and appeal of the nearby Cotswolds. The sweeping High Street, 18th century town hall and piazza are the focal point for Brackley's many annual festivals, weekly market and monthly farmers' market.

Brackley is bypassed by the A43 and sits about halfway between Oxford and Northampton. The town is approximately 15 minutes from junction 10 of the M40 and 25 minutes from junction 15a of the M1.

The market towns of Banbury, Bicester and Buckingham are no more than a 20 minute drive away and there is quick and easy access to London and Birmingham from stations at Banbury, Bicester and King's Sutton. Sporting activities in the area include golf at Whittlebury Hall, and motor racing at Silverstone.

## **VIEWING ARRANGEMENTS**

Strictly by prior appointment via the selling agents, Howkins and Harrison. Tel:01327-353575.

## **LOCAL AUTHORITY**

West Northamptonshire Council  
The Forum, Moat Lane  
Towcester, NN12 6AD

## **MORTGAGE ADVICE**

"Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it."

## **IMPORTANT NOTICE**

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.





| Energy Efficiency Rating  |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) A   |         |                         |
| (81-91) B   |         |                         |
| (69-80) C   |         |                         |
| (55-68) D   |         |                         |
| (39-54) E   |         |                         |
| (21-38) F   |         |                         |
| (1-20) G  |         |                         |
| Not energy efficient - higher running costs                     |         |                         |
| England & Wales   |         | EU Directive 2002/91/EC |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|   | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A   |         |                         |
| (81-91) B   |         |                         |
| (69-80) C   |         |                         |
| (55-68) D   |         |                         |
| (39-54) E   |         |                         |
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| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
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