



NOTE:
MATERIAL ACCESS DETAILS AS PER
DAVID JENNY ASSOCIATES DRAWINGS

AREAS OF SHEDS PLANTING

Shed Species	Height	Per Tree	Quantity	No. Supplied
Common Hawthorn	5m	50	20	20
Common Hawthorn	5m	50	20	20
Prunella laevis	2m	20	4	4
Manfreda tree	3m	30	10	10

TREE SPECIES	SIZE / SPEC.
Betula pendula	10L, pot / 110-120cm
Juniper horizontalis	4.5L, pot / 100-110cm
Caragana betulae	10L, pot / 100-110cm
Populus tremula	10L, pot / 100-110cm
Acacia saligna	10L, pot / 100-110cm
1 x Japanese Quince	1 x 10L, pot / 100-110cm
1 x Potted	1 x Potted

Height 100-120cm plants:
 50% Japanese Quince, 50% Common Hawthorn
 20% from neighbouring (total maximum of 5 species)
 Common plant - above building
 20% from neighbouring (total maximum of 5 species)
 Plant height - above building
 Height - Common Hawthorn

PLANTING FOR SHEDS (PROVISIONAL)
 The landscaping plan and schedule are for illustrative purposes only.
 All trees and shrubs are to be supplied by the contractor.
 All trees and shrubs are to be supplied by the contractor.
 All trees and shrubs are to be supplied by the contractor.

Existing or replacement concrete area, paved or tarmac, surface finish
 Existing, covered, precast concrete paving, surface finish

ENCLOSURES

Close board fence
 Pedestrian gate 1.8m
 Post & rail fence 1.1m
 Brick wall (to match existing) height as noted

0 1 2 3 4 5 10 15 20
 SCALE: 1:500 (METERS)



Development Site, Fairfield, Butchers Lane, Pattishall,
Northamptonshire, NN12 8LE

**HOWKINS &
HARRISON**

Development Site, Fairfield, Butchers Lane, Pattishall, Northamptonshire, NN12 8LE

Guide Price: £750,000

An exciting opportunity to purchase a development site with Outline Planning Permission granted on 29th January 2021 for four bespoke detached dwellings. Plot Two is a customer build for the current landowner.

Features

- Development site
- Outline planning permission 29th January 2021
- West Northants Council: S/2020/1898/OUT
- Reserved matters approved on 11th January 2022 under Reference Number: WNS/2021/1418/RES
- Three detached two storey homes for re-sale
- Each property approximately 2,500 sq ft
- Customer build on Plot Two
- CIL Liability on re-sale properties
- Edge of village location
- Mains water, drainage & electricity nearby
- Road frontage, easy access



Location

Situated in the pretty South Northamptonshire countryside, the parish village of Pattishall boasts a church, parish hall, primary school with pre-school and nursery, farm shop, a large playing field with football, cricket and tennis facilities with play equipment, two further play areas, pub/restaurant, and a variety of groups and societies. 'Pattishall in the Park' is an annual music festival. A fish & chip van, mobile library and mobile butcher visit the village on a weekly basis.

There is good access to the main arterial roads including the A5, M1 motorway at junction 15a, the M40 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 1 hour respectively.

Local amenities can be found at either Greens Norton, Silverstone or Towcester, all having doctors' surgeries with a number of dentists in Towcester. Sporting activities in the area include golf at Whittlebury Hall, and motor racing at Silverstone.



Details

An attractive development site, currently laid to grass and backing onto paddocks and farmland. OUTLINE planning permission, granted on 29th January 2021, under Reference Number: S/2020/1898/OUT, with reserved matters approved on 11th January 2022 under Reference Number: WNS/2021/1418/RES, for the construction of four individual detached dwellings. The successful developer will be expected to construct Plot Two to the current landowner's specification, Plots One, Three and Four can be built for re-sale or own occupation. West Northants Council impose a Community Infrastructure Levy, (CIL), which is payable on any plots scheduled for re-sale, and becomes due at commencement of the build unless granted exemption.

The successful purchaser will be required to construct the access road serving plots two, three and four, in addition to the construction of plot two, the mechanics of the financial transaction to be agreed between the two parties' legal advisors.

Agents Note

The Guide Price of £750,000 is indicative of the perceived combined value of Plots One, Three & Four, this value will predominantly be offset by the construction costs of the access road and client build of Plot Two.

Viewing

Strictly by prior appointment via the selling agents.
Contact 01327 353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

The following services are understood to be in the adjacent highway: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, and drainage services.

Local Authority

West Northamptonshire Council – 0300 126 7000

Council Tax Band - TBC



Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

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.



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.