



## **Land at Brooklands Close, Daventry, NN11 4AT**

**Guide Price £30,000**

For sale by Public Online Auction.

An attractive development plot in the centre of Daventry extending to approximately 0.10 acres (0.04 hectares). Suitable for the construction of a residential dwelling, subject to obtaining the necessary planning consent.

The parcel is located in a quiet position at the end of the Brooklands Close in Daventry, approximately 300m from the town centre.

## Situation

The parcel is located in a quiet position at the end of the Brooklands Close in Daventry, approximately 300m from the town centre. The town of Daventry provides local employment and amenity services and is within close proximity to major road networks including the A45, A5 and M1. The market town of Northampton provides a wider array of shopping and leisure facilities, along with a direct trainline to London and Birmingham.

## Description

The property extends to approximately 0.10 acres (0.04 hectares) and comprises a single parcel situated at the end of Brooklands Close. The land is situated between 9 and 10 Brooklands Close, and directly adjoins Number 9, with a hedge boundary to the north, which acts as a boundary to the residential dwelling to the front. The plot would benefit from direct access off the highway.

The opinion of the agent is that the land is suitable for a number of alternative uses subject to obtaining the necessary planning consents and in conjunction with the infrastructure links close by. The land is shown edged and shaded red on the plan.

## Overage

The property will be sold subject to a development uplift clause which will reserve 30% of any increase in value due to any non-agricultural or non-equestrian development that takes place within a period of 30 years from the date of sale. This clause will be triggered either upon the implementation of a planning consent or the sale of the property following planning consent.

## Services

The land is not connected to any mains services, although it is believed they are available from the main road.

It is understood that two mains sewers run through the land and it is the purchaser's responsibility to make their own enquiries as to the details of the sewers.

The purchaser should note that it is their specific responsibility to make their own enquiries from the appropriate authorities as to the location, adequacy, and availability of mains water, electricity and drainage services.

## Rights of Way etc

We understand that there are no Public Rights of Way over the land.

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves that may exist over the same whether disclosed or not.

## Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only.

## Tenure & Possession

The land is sold freehold with vacant possession.

## Auction Terms

Please visit the Howkins & Harrison website ([howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)), click 'Auctions' in the main heading menu then 'Online Auctions'. To bid; click 'Register' and verify your email address. The purchaser of this property is subject to an admin fee of £180 (inc VAT) and a buyer's premium of £3,600 (inc VAT) as stated on the auction listing. All details, terms, conditions and contract pack are available on our website. The buyer will also be required to reimburse the search fees of up to £517.24.

## Anti Money Laundering Regulations

Under the money laundering directive (S12017/692) we are required under due diligence as set up under HMRC to take full identification (e.g. photo ID and recent utility bill as proof of address). When a potential purchaser submits an offer for a property, please be aware of this and have the information available.

## Viewing

Viewing of the property can be at any time during daylight hours with a copy of these particulars to hand. Access is available on request through the temporary fencing that encloses the property. For more information, please contact the Towcester Office on 01327 397 979.

## Vendor's Solicitor

Arnold Thomson, 205 Watling Street West, Towcester, Northamptonshire, NN12 6BX  
Telephone: 01327 350 266  
Email: [rhiannon.beswick@arnoldthomson.com](mailto:rhiannon.beswick@arnoldthomson.com)

## Local Authority & Utility Companies

West Northamptonshire Council (Daventry Area) – 0300 126 7000  
Anglian Water – 03456 066 087

## What3Words

///auctioned.adopters.maker





Sale Plan - Land at Brooklands Close,  
Daventry, NN11 4AT



Produced on Nov 1, 2023  
© Crown copyright and database right 2023 (licence number 100059532)

**HOWKINS &  
HARRISON**

