



Land on the southwest side of Chapel Lane,
Slapton, Northamptonshire NN12 8PE

HOWKINS &
HARRISON

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A useful and conveniently positioned parcel of land located on the outskirts of Slapton village with potential for alternative uses subject to planning.

Extending to approximately 1.04 acres (0.42 hectares)

Features

- Land extending to approximately 1.04 acres.
- Two gated entrances directly off the highway
- Freehold with vacant possession upon completion
- Potential alternative use subject to obtaining the necessary planning permission.

Location

The land is situated on the outskirts of the Northamptonshire village of Slapton and can be directly accessed off both Chapel Lane and Slapton Main Street. Towcester is situated approximately 5 miles east, offering a wide variety of extensive amenities. The land benefits from excellent road links with the A43 and A5 providing access to the nearby motorway network of the M40 and M1. Northampton provides access to mainline railway services, providing access to London Euston and Birmingham New Street. The location is shown on the plan.





Slapton

Two
Trees

Issues

Slapton
Methodist
Chapel

Chapel
Cottage

CHAPEL LANE

Corner
House

Close Cottage

103.3m

Well

The Old
Royal Oak

Slapton Lodge

Lodge Cottage

106.6m



Description

The land is a single enclosure extending to 1.04 acres (0.42 hectares) or thereabouts and can be accessed via a gated entrance off either Chapel Lane or Slapton Main Street. The land had previously been unmanaged for several years and would benefit from being reseeded. The land benefits from mostly mature hedgerow and tree boundaries, with some areas of post and stock wire fencing, although in need of replacement.

There is a small natural spring which runs through the middle of the property which provides a water supply. The land is situated outside of the Slapton Conservation Area as defined by West Northamptonshire Council.

The land could be suitable for agricultural or equestrian use or alternative uses subject to obtaining the necessary planning consents. The property is available as a whole.



According to Natural England, the land is classified as Grade 4 on the Agricultural Land Classification Maps, being slowly permeable, seasonally wet slightly acid but base-rich loamy and clayey soil, with moderate fertility.

General Information

Tenure & Possession

The property is offered for sale freehold with vacant possession upon completion.

Title

The land is registered under Title Number NN183065.

Services

The land is not connected to any mains services although there is a natural spring which runs through the middle of the property.

Purchasers should note that it is their specific responsibility to make their own enquiries to the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services. The cost of providing such services to the site will be at the purchaser's own expense.

Development Uplift

The property will be sold subject to a development uplift clause which will reserve 30% of any increase in value on any non-agricultural or non-equestrian development that takes place within a period of 30 years from the date of sale.

Method of Sale

The property will be offered for sale by private treaty as a whole and interested parties should submit their offers to the Towcester Office.



Rights of Way Etc.

Access to the property can be gained off either Chapel Lane or Slapton Main Street.

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.

Fixtures & 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.

Anti Money Laundering Regulations

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) of a potential purchaser upon submitting an offer on a property.

Local Authority

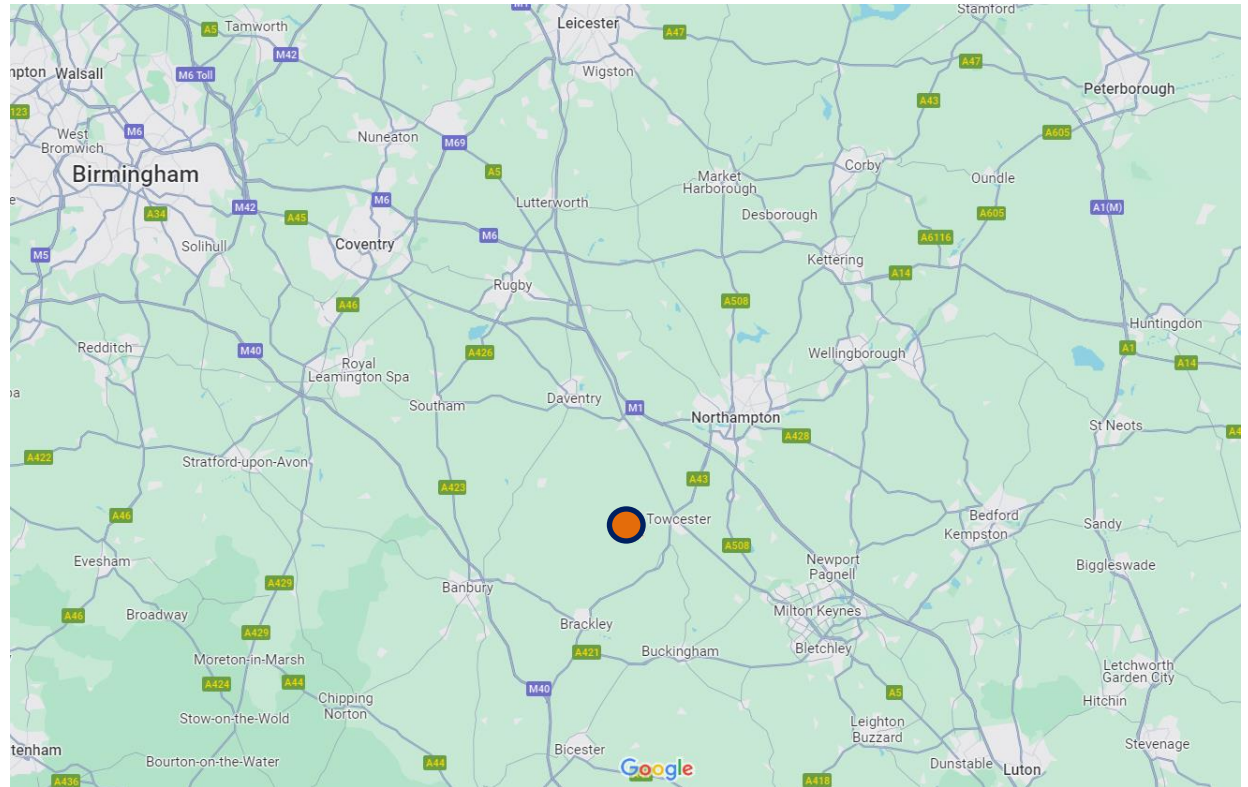
West Northamptonshire Council – 0300 126 1000

What2Words

///perform.reactions.outgrown

Viewing

Strictly by prior appointment via the selling agent
Howkins & Harrison | 01327 397979



Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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find your happy



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