



Land to the north of 14 Longcroft Lane, Paulerspury,  
Northamptonshire, NN12 7NL

HOWKINS &  
HARRISON

# Land to the north of 14 Longcroft Lane, Paulerspury, Northamptonshire, NN12 7NL

A site extending to 0.74 acres in the Northamptonshire village of Paulerspury with 'Permission in Principle' for the proposed development of 2 – 4 self/custom-build dwellings.

## Features

- Land extending to approximately 0.74 acres.
- Gated entrance directly off the highway.
- Freehold with vacant possession upon completion.
- Permission in Principle for 2 – 4 self/custom-build dwellings.

## Location

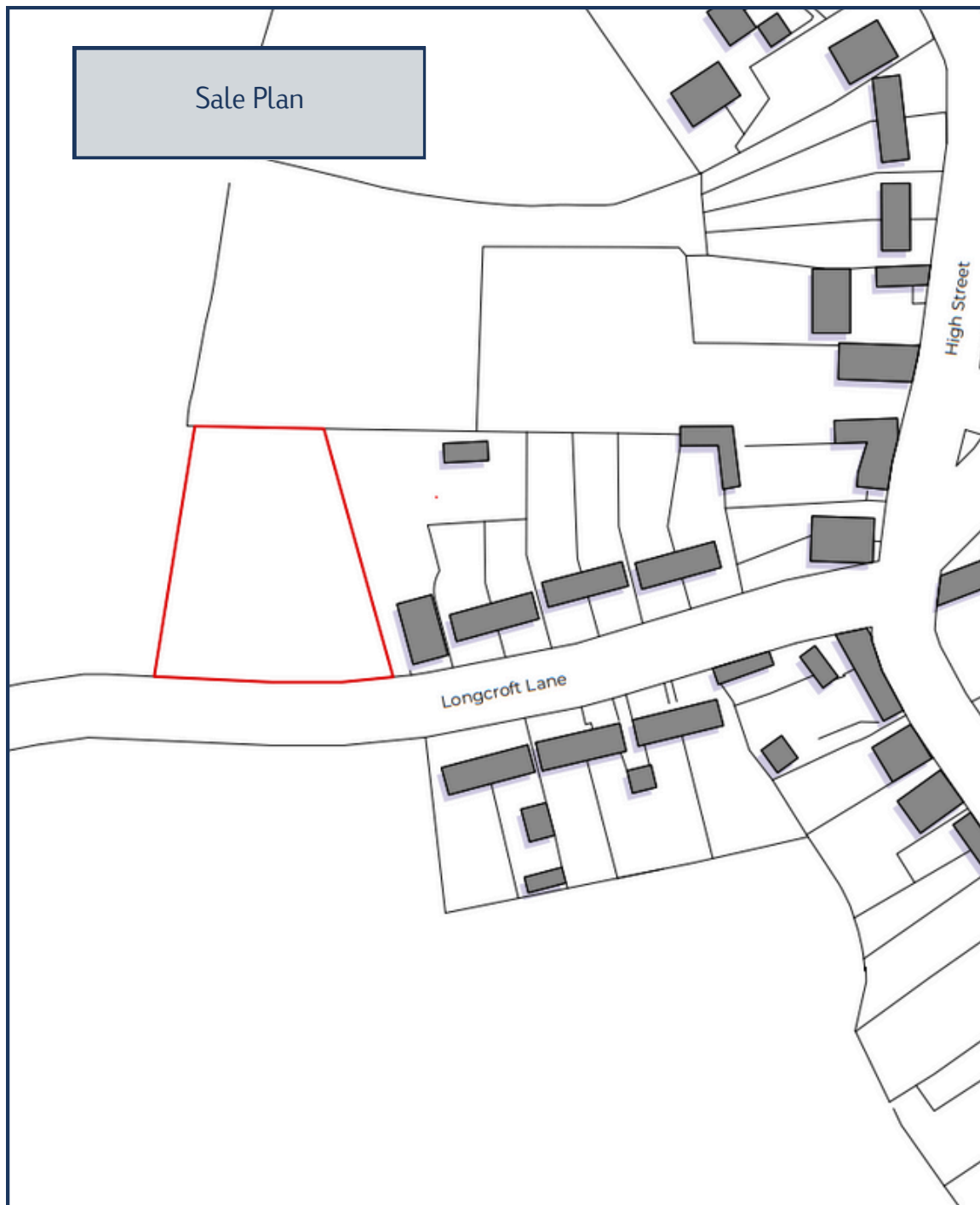
The property is located on the northeastern edge of the village of Paulerspury, 3 miles from Towcester and 10 miles from Milton Keynes. The village provides a range of local amenities, with a Church, Public House, Village Hall and Primary School. There is good access to the main arterial roads including M1 motorway at Junction 15, the M40, A5 and A43.

Local amenities including supermarkets and a leisure centre can be found in Towcester, with an extensive range of education and employment opportunities found in Milton Keynes, together with a mainline railway offering services to London Euston.

## Travel Distances

- Towcester (3 miles)
- Milton Keynes (10 miles)
- Northampton (12 miles)
- Bicester (20 miles)
- Banbury (21 miles)





## Description

The property extends to approximately 0.74 acres (0.30 hectares) and comprises a single parcel of permanent pasture on the edge of an existing small residential site within mature hedgerow and post and stock wire boundaries.

## Planning Permission

Permission in Principle has been granted under planning application reference 2024/7893/PIP by West Northamptonshire Council in March 2024 for the proposed development of 2 – 4 self/custom-build dwellings.

The consent can be viewed in full on the LPA website or a copy can be requested from the Vendor's Agents office.

## Tenure & Possession

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

## Title

The land is registered under Title Number NN183065.

## Services

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.

## 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 Longcroft Lane, with a gated entrance sat back from the highway.

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.

## 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.

## Plan, Area & Description

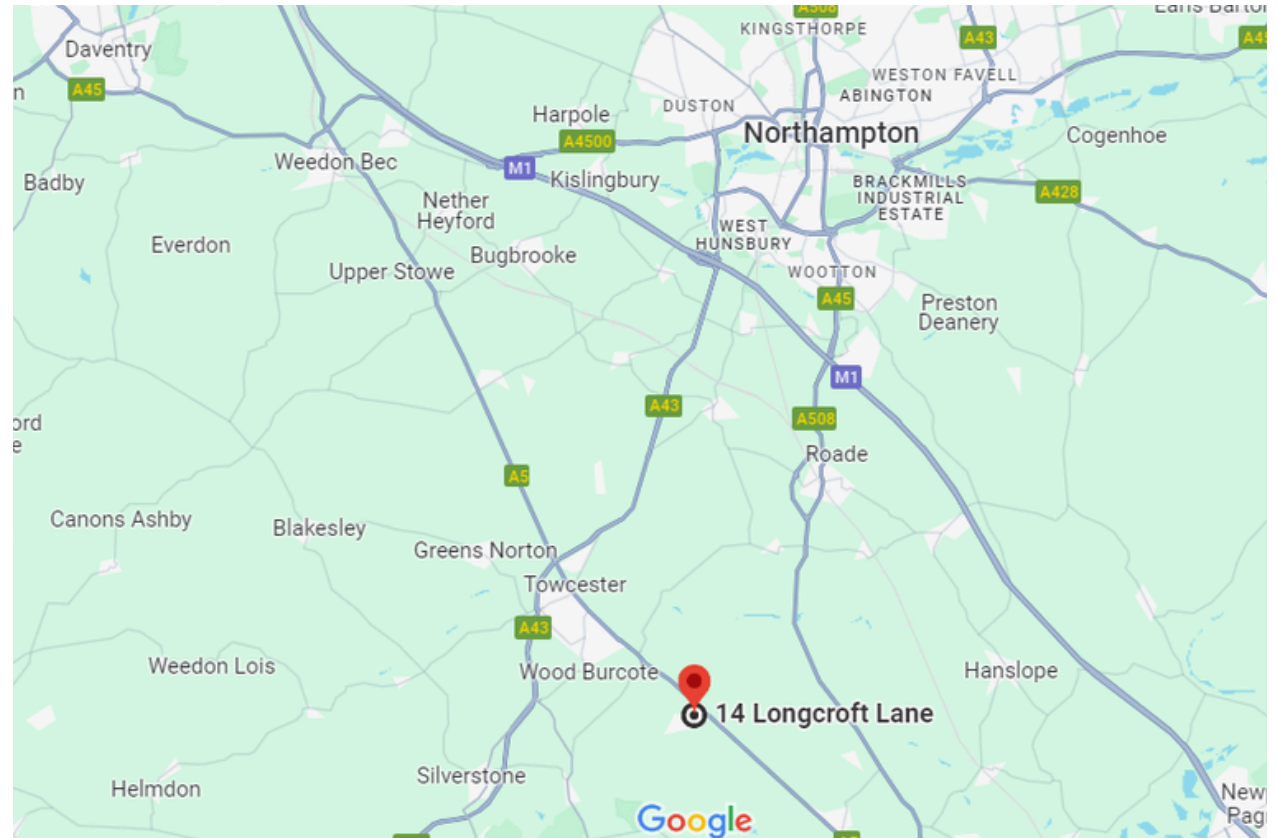
The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only.

## Viewing Arrangements

Strictly by prior appointment via the selling agent Howkins & Harrison  
P: 01327 397979  
E: [towrural@howkinsandharrison.co.uk](mailto:towrural@howkinsandharrison.co.uk)

## What3Words

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### 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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