



2 Building Plots. 13 Hartwell Road, Roade, Northamptonshire, NN7 2NT

HOWKINS &  
HARRISON

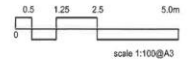
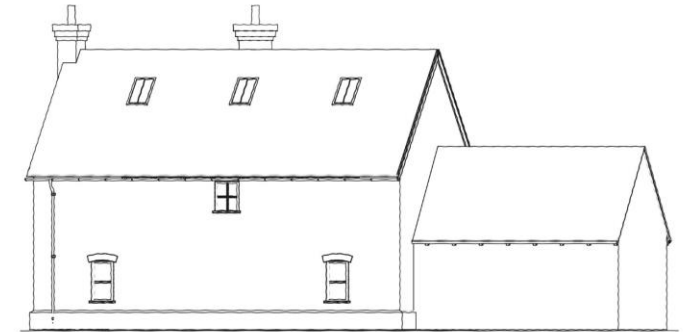
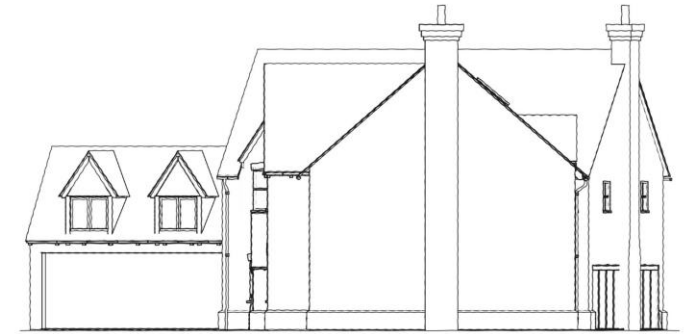
2 Building Plots. 13 Hartwell Road,  
Roade, Northamptonshire, NN7  
2NT

Guide Price: £500,000

A rare opportunity to acquire a pair of building plots to construct two substantial, bespoke, family homes. Full planning permission was granted by West Northants Council on 4th July 2024 under reference 2024/1544/FULL, for the erection of two substantial properties, Plot 1 being 397 sq mts / 4,273 sq ft, Plot 2 being 310 sq mts / 3,336 sq ft. The plot is accessible, level, well located in the centre of this popular village, with all mains services adjacent.

### Features

- Rarely available pair of building plots
- Full Planning Permission granted 4/7/2024
- West Northants Council: 2024/1544/FULL
- Plot 1 – 397 sq mts / 4,273 sq ft
- Plot 2 – 310 sq mts / 3,336 sq ft
- Flat, level, accessible site
- All mains services available
- Popular, central village location
- Community Infrastructure Levy liable



## Location

Roade lies on the A508 which links Northampton to Milton Keynes and is 2 miles south of junction 15 of the M1, 5 miles south of Northampton, 6 miles north east of Towcester, and 12 miles north of Milton Keynes. The village benefits from a recently opened bypass to the west of the village. Train stations can be found at Northampton and Milton Keynes offering services to London Euston.

The village has a pub and several shops in the High Street including a main post office, gift shop, garage and store, chemist, doctors' surgery, primary and secondary schools.

Sporting activities in the area include golf at Collingtree, Silverstone and Whittlebury Hall, country walks and bridleways at Salcey Forest, watersports at Pitsford Reservoir, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit.



## General Description

Situated in the centre of the well serviced & highly regarded village of Roade, is this exciting opportunity to purchase a pair of building plots, with full Planning Permission, to construct two substantial, bespoke family homes.

- Plot 1: 397 sq mts / 4,273 sq ft
- Plot 2: 310 sq mts / 3,336 sq ft

Each home is laid out over three floors, with five / six bedrooms, four bathrooms, large live-in kitchen, various reception rooms, driveway, double garage and gardens.



11A Hartwell Road

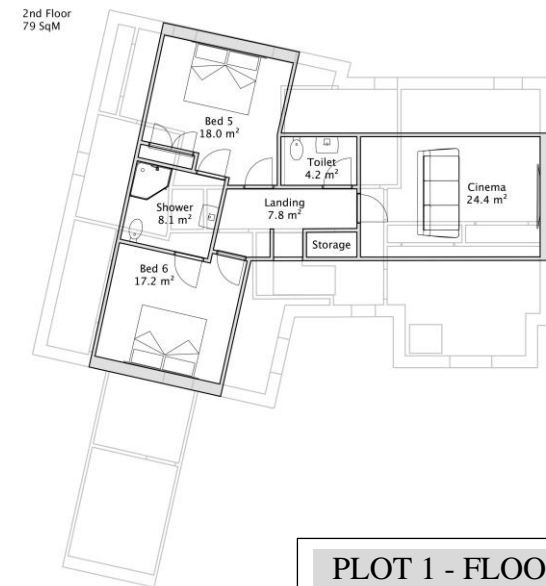
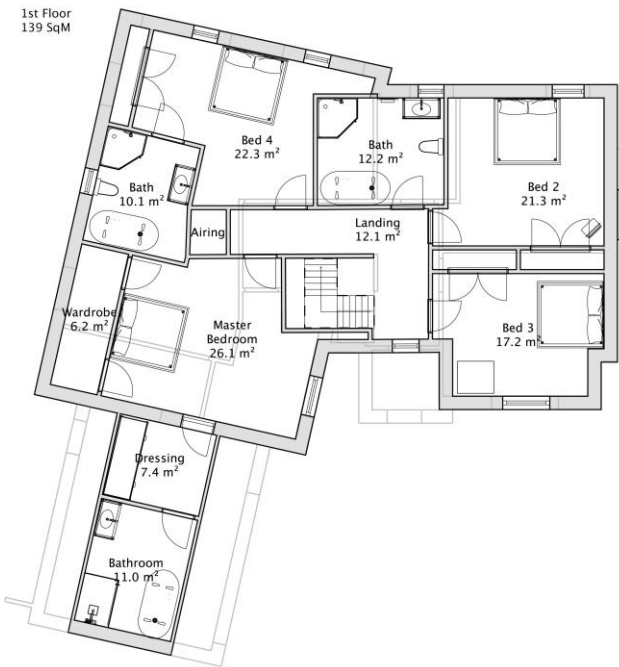
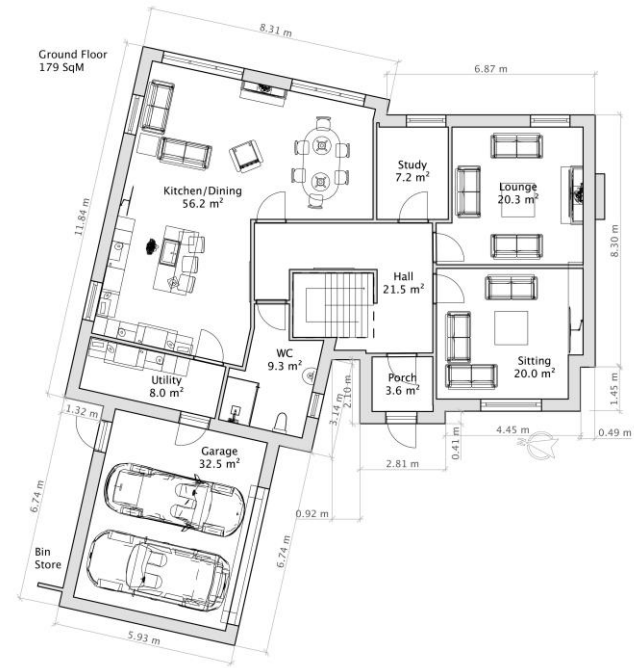
13 Hartwell Road

House 2 Plot

House 1 Plot

Access Road

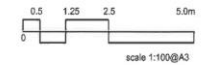
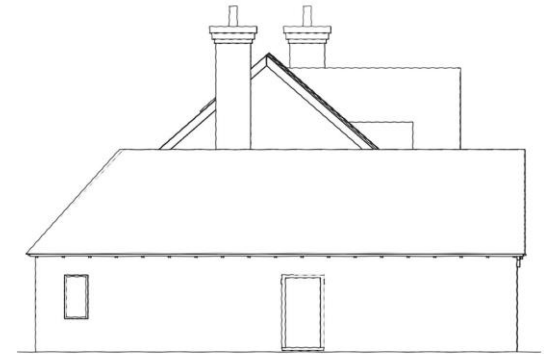
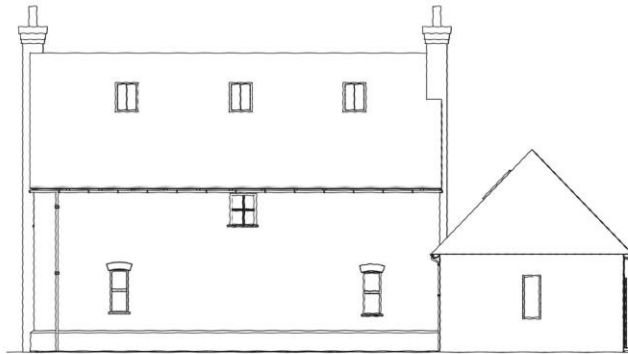
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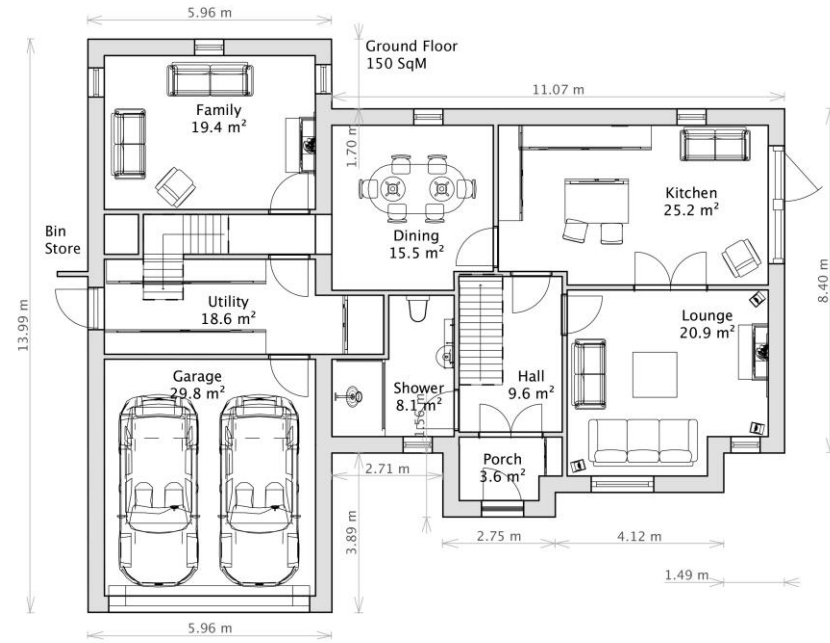


PLOT 1 - FLOORPLANS

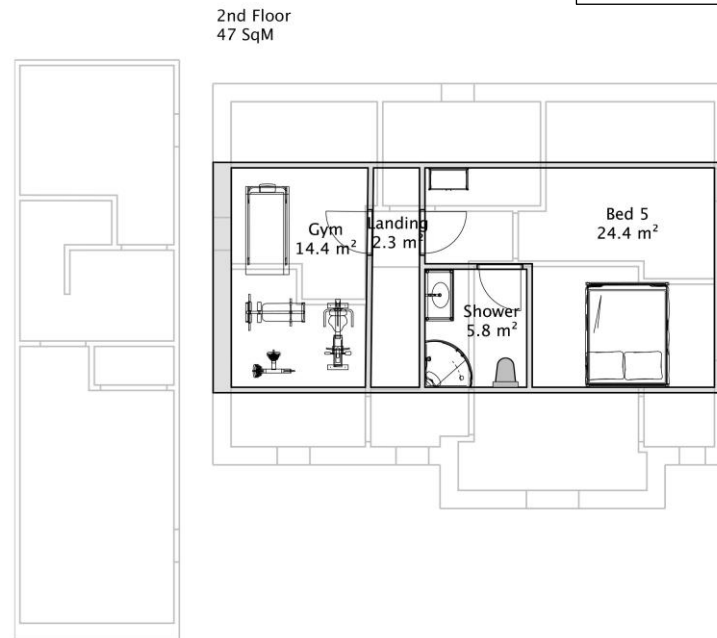
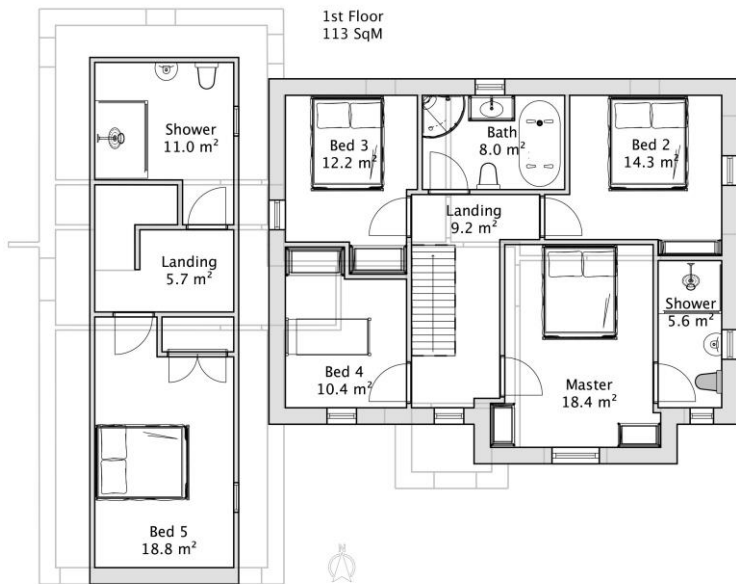
## Community Infrastructure Levy (CIL)

The site is liable for CIL, we understand the charging rate to be £281.18 per sq mt, therefore the potential liability for Plot 1 is £111,628, and for Plot 2 is £87,165. There is an opportunity to claim a self-build exemption on one, or other, or both plots, requiring the owner to live in the property for a minimum of three years. We recommend that any purchaser should check the information with the local Council, and their own legal / financial advisors, before making a commitment to purchase.





**PLOT 2 - FLOORPLANS**



## Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact 01327 353575.

## Local Authority

West Northamptonshire Council – 0300 126 7000

Council Tax Band – To be assessed on completion.

Energy Performance Certificate – To be assessed on completion.

### Location Plan

Site Address: Threeways, 13, Hartwell Road, Roade, NN7 2NT



Date Produced: 26-Feb-2024

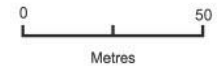
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Planning Portal Reference: PP-12746717v1



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