



HOWKINS &  
HARRISON

**Building Plot, 36 High Street, Paulerspury, NN12 7NA**

Guide Price £120,000



Building Plot, 36 High Street Paulerspury,  
Northamptonshire, NN12 7NA

Guide Price £120,000

A rarely available, single building plot, previously a garage / workshop, granted Full Planning Permission on 1st December 2023 by West Northamptonshire Council, under reference 2023/5080/FULL, for a detached, two storey, two bedroom cottage, complete with a long, established garden.

## Features

Granted Full Planning Permission on 1st December 2023, under reference 2023/5080/FULL, for a detached, two storey, two bedroom cottage, complete with a long, established garden.

We understand this development is liable for Community Infrastructure Levy, (CIL), the charging rate set out by West Northamptonshire Council is £281.18 per sq mt, however it may be possible to gain a self-build exemption, with the proviso that the owner lives in the completed property for a minimum of three years.

Any prospective purchaser should check this information with the Council and their own legal advisors before commitment to purchase.

## Agents Note

No.36 & No.38 are in the same ownership, with the bare site of No.36 being a former garage / workshop. It is therefore an opportunity to buy both properties.

## Viewing Arrangements

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

## Local Authority

West Northamptonshire Council – 0300 126 7000

HOWKINS &  
HARRISON

36 and 38 High Street, Paulerspury,  
Northamptonshire, NN12 7NA

Land App



Published on 26.4.2024  
© Crown copyright and database right 2024 Ordnance Survey 100035522



## Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire, NN12 6BT

Telephone 01327 353575  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://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.



Zoopla  
Smarter property search

rightmove  
find your happy



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