



Plot 1, 13 Hartwell Road, Roade, Northamptonshire, NN7 2NT

HOWKINS &
HARRISON

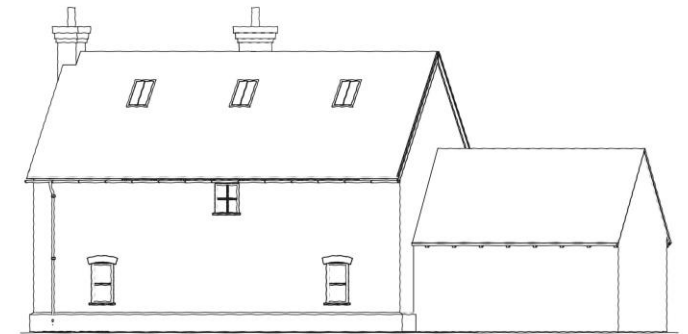
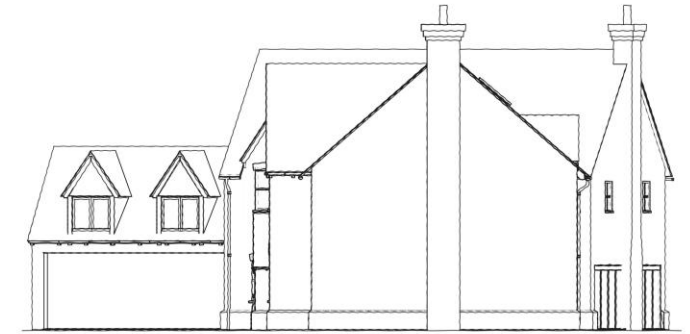
Plot 1, 13 Hartwell Road, Roade,
Northamptonshire, NN7 2NT

Guide Price: £325,000

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

Features

- Rarely available building plot in village location
- Full Planning Permission granted 4/7/2024
- West Northants Council: 2024/1544/FULL
- Plot 1 – 397 sq mts / 4,273 sq ft
- Flat, level, accessible site
- All mains services available
- Popular, central village location
- CIL liable with self build exemption



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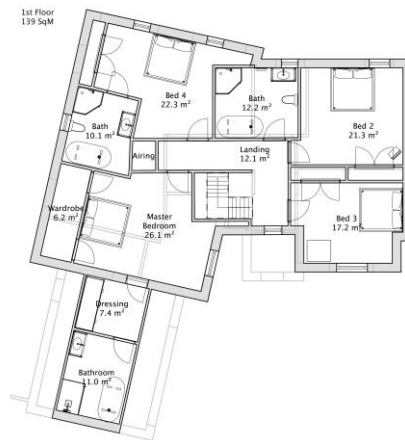
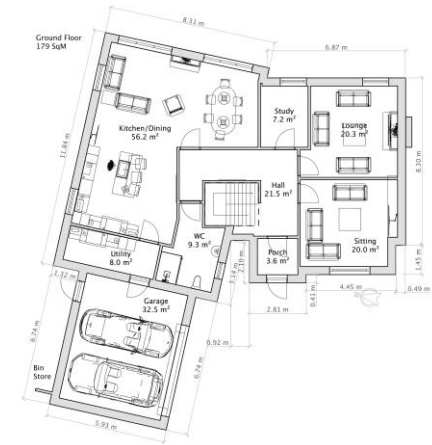
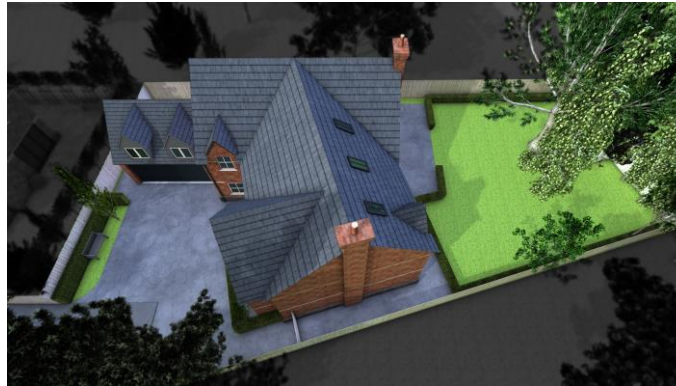


Location

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 one of a pair of building plots, with full Planning Permission, to construct a substantial, bespoke family home. extending to 397 sq mts / 4,273 sq ft. laid out over three floors, with five / six bedrooms, four bathrooms, large live-in kitchen, various reception rooms, driveway, double garage and gardens.

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. 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.

Agents Note

Please note: The properties will be served by the construction of a new access road leading from the Hartwell Road, the cost of which will be borne by the two plots proportionally.

Viewing Arrangements

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

Fixtures and 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. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

All mains services available

None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council – 0300 126 7000

Council Tax Band – TBC

Energy Rating - EPC to be assessed on completion.



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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.



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