



Land on the Northeast side of Watling Street,
Paulerspury, Towcester, NN12 6LF

HOWKINS &
HARRISON

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An exciting opportunity to acquire a single parcel of land with good access and road frontage extending to approximately 0.98 acres or thereabouts.

Features

- Land extending to approximately 0.98 acres.
- Frontage and access directly off A5.
- Freehold with vacant possession upon completion.
- Potential alternative use subject to obtaining the necessary planning permission.

Location

The land is located on the outskirts of the Northamptonshire village of Paulerspury and can be accessed directly off the A5 trunk road. The market town of Towcester is 2.5 miles to the west and Brackley (southwest) and Milton Keynes (southeast) are 11 miles respectively, offering a wide variety of everyday services, amenities, and employment opportunities.

The land benefits from excellent road links with the A5, A43 and A45 providing access to the nearby motorway network of the M1 and M40. Northampton and Milton Keynes provide access to mainline railway services, providing access to London Euston and Birmingham New Street.

The location is shown on the plan.

Travel Distances

- Brackley: 11 miles
- M1 J15: 7.5 miles
- Northampton: 12.5 miles
- Towcester: 2.5 miles
- Milton Keynes: 11 miles





Description

The land is a single enclosure extending to 0.98 acres (0.40 hectares) or thereabouts and is available as a whole. The land benefits from mostly mature hedgerow and tree boundaries, with some areas of post and stock wire fencing, although in need of replacement. The property can be accessed via a gated entrance off the A5, with a dropped kerb facilitating vehicular access. The land has previously been unmanaged for several years and would benefit from some maintenance.

According to Natural England, the land is classified as Grade 3 on the Agricultural Land Classification maps, being freely draining lime-rich loamy soils with moderate fertility. The land would be suited to agricultural or equestrian use or alternative uses subject to obtaining the necessary planning consents.

Services

The property is not connected to any mains services.

Purchasers should make their own enquiries regarding the location of the mains service supplies. The cost of providing such services to the site will be at the purchaser's own expense.

Easements, Wayleaves and Rights of Way

The land is sold subject to and with the benefit of all easements, wayleaves and rights of way that may exist at the time of the sale whether disclosed or not.

Overage Clause

The property will be sold with an overage clause to reserve 30% of any uplift in value attributed to each and every change of use or planning permission for a period of 30 years on the land. For the avoidance of doubt, the overage will not be triggered by any agricultural, equestrian or forestry use. Full details will be provided within the legal documentation.

Sporting and Mineral Rights

Where Sporting and Mineral Rights are owned, they will be included in the sale.

Tenure & Possession

The land is being sold Freehold from Title Number NN226652. The intention is to exchange and complete as soon as practically possible. Vacant possession will be given upon completion.

Plan, Area & Description

The plan is for identification purposes only.

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.

Anti Money Laundering Regulations

Under the Money Laundering Directive (SI2017/692) we are required to take full identification (e.g. photo ID and recent utility bill as proof of address) from a potential buyer before accepting an offer on the property. Please be aware of this and have the information available.

Method of Sale

The property will be offered for sale by private treaty and interested parties should submit their offers to the agent's Towcester office.

The vendors reserve the right to offer the property for sale in any order other than that described in these particulars, to sub-divide, amalgamate or withdraw the property from the sale without prior notice.

Local Authority

West Northants District Council Tel: 0300 1267000

Northamptonshire County Council Tel: 01536 416409

Western Power Tel: 0800 6783 105

Anglian Water Tel: 03457 919 155

What3Words

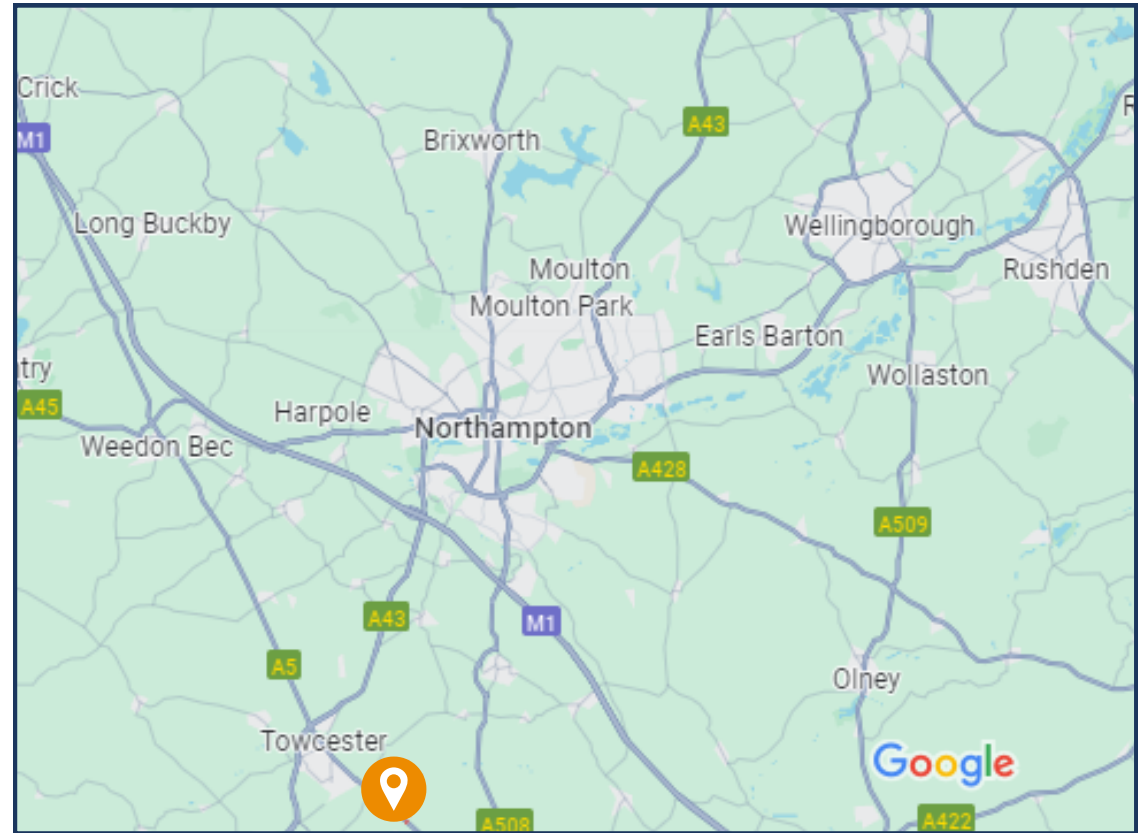
///painted.words.excellent

Viewing

Viewing is unaccompanied but by prior appointment via the selling agent:

Tayla Cave - Towcester Office:

01327 397979 | tayla.cave@howkinsandharrison.co.uk



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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