



Building Plot, 6 Park Close, Whittlebury, Northamptonshire, NN12 8XE

HOWKINS &
HARRISON

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Guide Price: £500,000

A rare and exciting opportunity to construct an individual, bespoke, stunning family home, situated on a mature parkland plot of approximately one acre. Full Planning Permission was granted by West Northants Council in January 2024, under reference 2023/6397/FULL, for one imposing dwelling in excess of 4,500 sq ft / 425 sq mts.

The setting is truly special, situated on the sought after and historic Lodge Park, within the highly desirable and well-connected village of Whittlebury.

Features

- One acre building plot
- Full PP for single bespoke dwelling
- WNC: 2023/6397/FULL
- 4,500 sq ft / 425 sq mts
- All mains services available
- Exclusive parkland setting
- Many conditions discharged
- Full working drawings available
- CIL Liable / Self-build exemption possible
- EPC – determined on build completion



Location

The village of Whittlebury, with its Hotel, Spa & Golf Course, farm shop and café, primary school and village pub lies approximately 4 miles from the market town of Towcester. There is good access to the main arterial roads including M1 motorway at junction 15a, the M40, A5 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcestrians Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world-famous motor racing at Silverstone.

Accommodation

The accommodation will include a stunning vaulted open plan live-in kitchen dining area opening onto the terrace with views over the garden towards the woodland, a sitting room, study, utility room, boot room and cloakroom and an en-suite bedroom on the ground floor. Stairs to the side of the double garage will lead to the self-contained annexe accommodation over the garage.

On the first floor, a galleried and vaulted landing will lead to the family bathroom, a double bedroom and to the master bedroom which is en-suite with separate his and her dressing rooms, one of which gives additional access to the self-contained annexe. The self-contained annexe will offer a double bedroom, shower room and open plan kitchen/dining and sitting room.



Outside

The plot sits in a stunning and tranquil location surrounded by mature trees and shrubs and with views towards the neighbouring lake and historic deer park. Accessed via a new driveway from Park Close to be installed by the new owners, the plot extends to approximately one acre.

Agents Note:

Archaeology and ecology conditions have been released by West Northants Council, and structural engineers' drawings for the superstructure are available. Material conditions are yet to be submitted and released giving the purchaser the opportunity to choose their preferred materials for the finish. The purchaser will be responsible for all construction to form the new dwelling including the drive entrance, new drive, tree removal where permission has been granted, and for construction of the new property and installation of mains services as required.

Community Infrastructure Levy (CIL)

Upon granting Planning Permission for the build, West Northants Council have determined that the project is liable to Community Infrastructure Levy, (CIL). This tax is payable on commencement of the build, and in this instance has been calculated to be £104,880. However we understand it is possible to apply for a self-build exemption, the main criteria of which is owner occupation for three years after completion of the build. We recommend that you seek advice and guidance on this matter before commitment to purchase.

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.

Services

The following services are available adjacent to the plot; gas, electricity, water and drainage. 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 services.

Local Authority

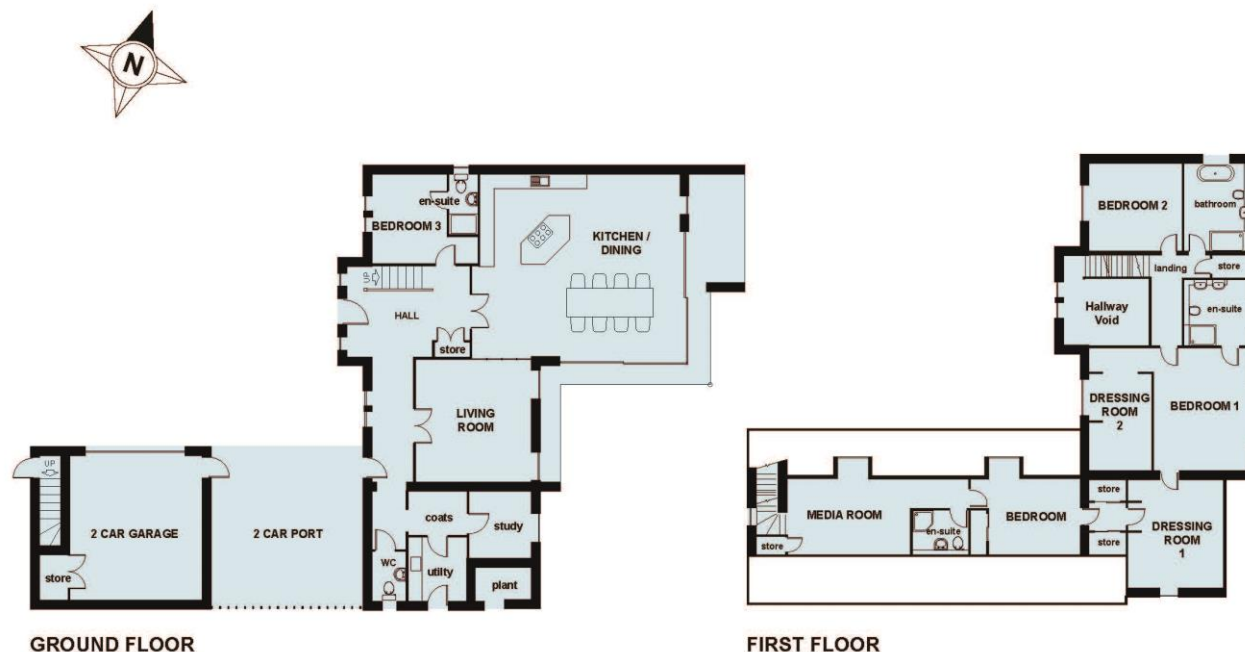
West Northamptonshire Council – 0300 126 7000

Council Tax Band – New Build- TBC

Energy Rating - New Build- TBC

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For identification only - Not to scale



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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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