



HOWKINS &
HARRISON

**Building Plot, Adjacent to 67, Main Road Shutlanger,
Northamptonshire, NN12 7RU**

Guide Price £120,000

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Road Shutlanger, Northamptonshire,
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A rarely available single building plot granted Full Planning Permission by West Northamptonshire Council, under reference 2025/0737/FULL, for a three bedroom house, complete with a long, established garden and driveway parking, situated on the edge of the sought-after village of Shutlanger.

Features

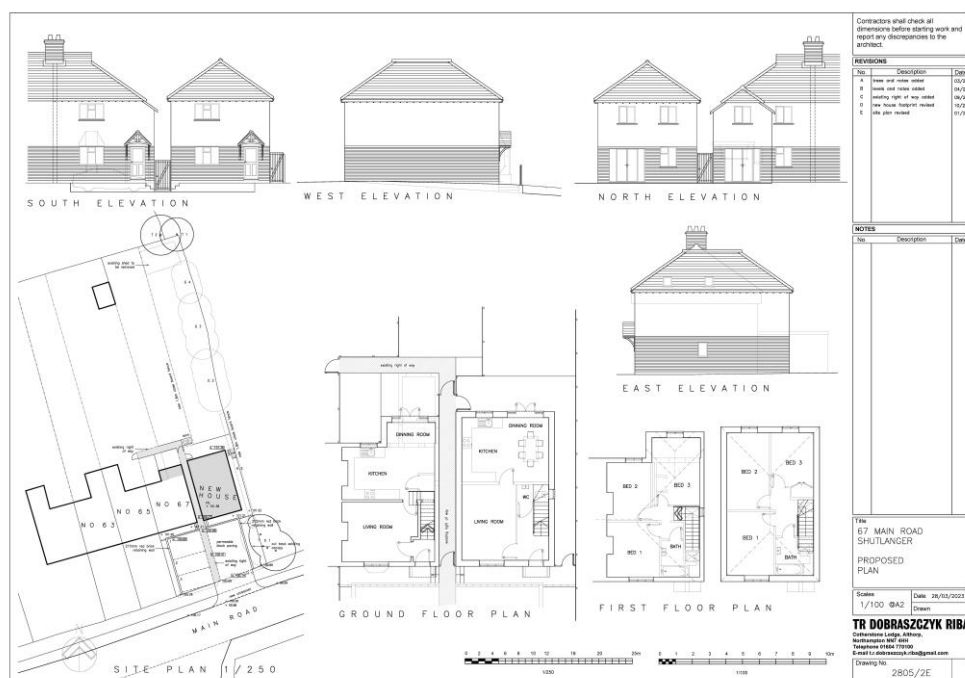
Granted Full Planning Permission on the 4th of September 2025, under reference 2025/0737/FULL, for a two storey, three-bedroom house, complete with a long, established garden and driveway parking. We understand this development is liable for Community Infrastructure Levy, (CIL), the charging rate set out by West Northamptonshire Council is £288.56 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.

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

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

Telephone 01327 353575
Email property@howkinsandharrison.co.uk
Web 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.



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