

**BY AUCTION**



O3 - SE Elevation



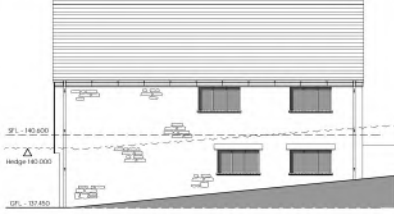
O2 - NE Elevation



O4 - S Elevation



O5 - SW Elevation



O6 - NW Elevation



Ground Floor Plan



First Floor Plan



# BUILDING PLOT

Weedon Road, Farthingstone, NN12 8ER







DAVID COSBY  
ESTATE AGENTS



# Building Plot

## Weedon Road, Farthingstone, NN12

Site Area | Approx. 809 sqm (8712 sqft)

Proposed GIA Floor Area | Approx. 203 sqm (2185 sqft)

### Features

- **Outline Planning Permission:** Reference 2023/5160/OUT
- **Self-Build Opportunity**
- **Contemporary Design:** Two-storey dwelling 2,185 sq.ft.
- **Three Double En-Suite Bedrooms**
- **Spacious Sitting Room with Balcony**
- **Open Plan Kitchen/Family/Dining Room with Balcony**
- **Utility Room and Cloakroom**
- **Integral Double Garage**
- **Plot Size:** Approximately 0.2 acres

### Description

A unique opportunity to acquire a building plot with outline planning permission for a contemporary two-storey dwelling plus double garage, situated on approximately 0.2 acres in the picturesque village of Farthingstone. Planning permission reference: West Northamptonshire Council – **2023/5160/OUT**.

### Proposed Design

The approved design is for a modern, detached property featuring three double en-suite bedrooms, encompassing 2,185 sq.ft. The main living areas are located on the first floor to maximise the stunning countryside views and to allow garden access due to the site's slope.

The layout includes a sitting room with a balcony and stairs to the ground floor, and a kitchen/family/dining room with a balcony. The ground floor will house the three double en-suite bedrooms, a cloakroom, utility room, and access to the integral double garage.



Farthingstone is a picturesque village situated on the brow of a hill and surrounded by delightful Northamptonshire countryside.



# Planning Permission Details

The outline planning permission requires that an application for approval of all reserved matters be made to the Local Planning Authority before the expiration of three years from the date of the permission. The development must commence either before the expiration of five years from the date of the permission or before the expiration of two years from the date of approval of the last reserved matters, whichever is later.

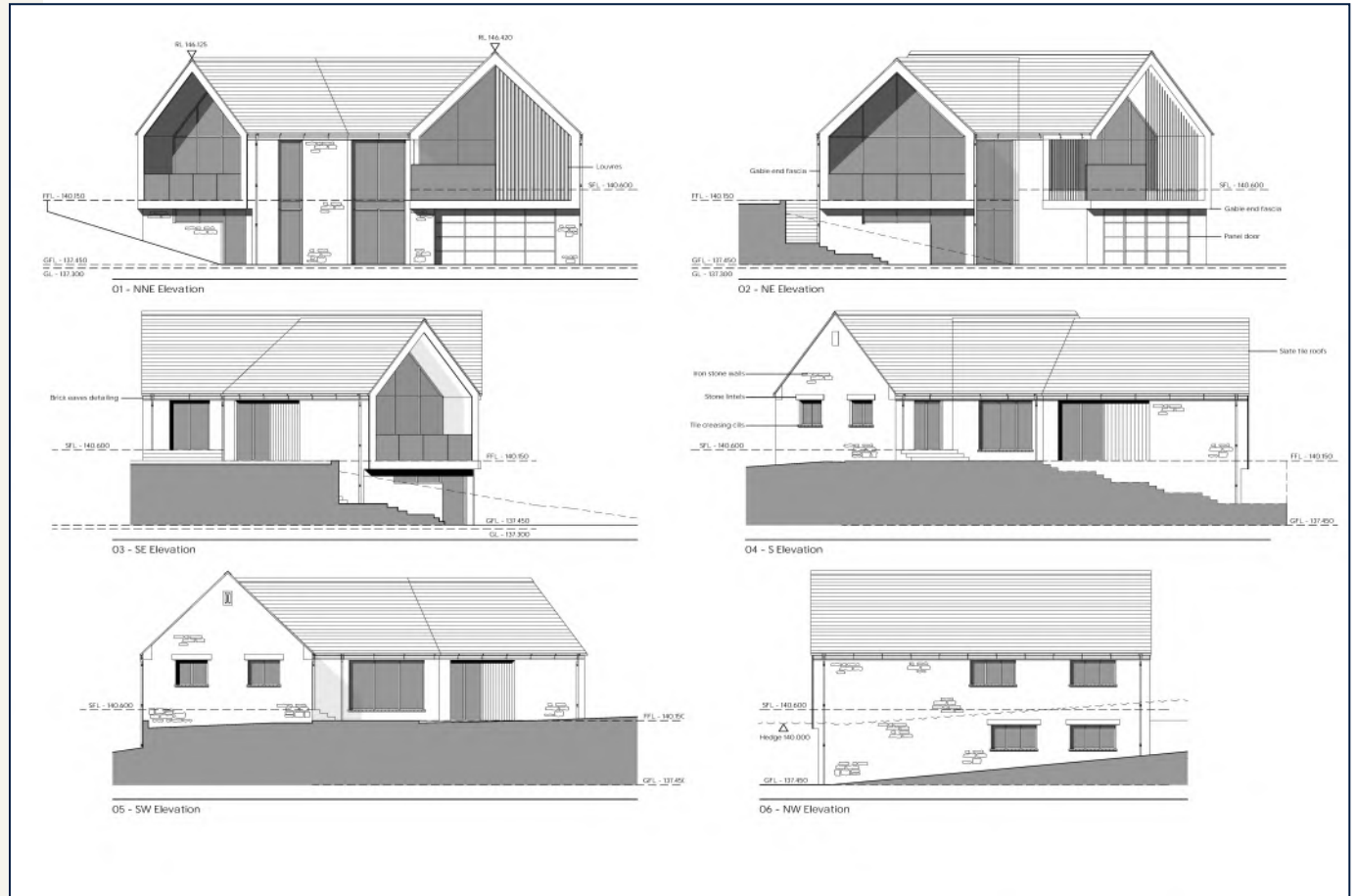
No development shall take place until a programme of archaeological work has been implemented in accordance with a written scheme of investigation approved by the Planning Authority.

Any dwelling with a garage or driveway must be equipped with electric charging equipment of AC Level 2 (or equipment providing for no lesser standard of efficiency).

No further enlargement, alteration, or improvement of the dwellinghouse shall be undertaken without prior planning permission from the Local Planning Authority.

No building or structure (other than oil or LPG storage tanks) shall be erected or placed within the curtilage of the dwellings without prior planning permission.

Interested parties should join the Self and Custom Build Register maintained by West Northamptonshire Council to be eligible to apply for exemption from Community Infrastructure (CIL). Potential buyers are encouraged to familiarise themselves with the application process and requirements for claiming exemption.





## Location

Farthingstone is a picturesque village situated on the brow of a hill and surrounded by delightful Northamptonshire countryside. Located in the centre of the village is The Joy Mead, an open space bequeathed to the villagers by the Agnew family. It contains immaculately maintained and beautiful gardens together with a poignant cloister area beneath a Collyweston slate roof to serve as a war memorial.

The local pub, The Kings Arms, is a free house and attracts many visitors who delight both in the secret garden and the fantastic real ales and fine foods.

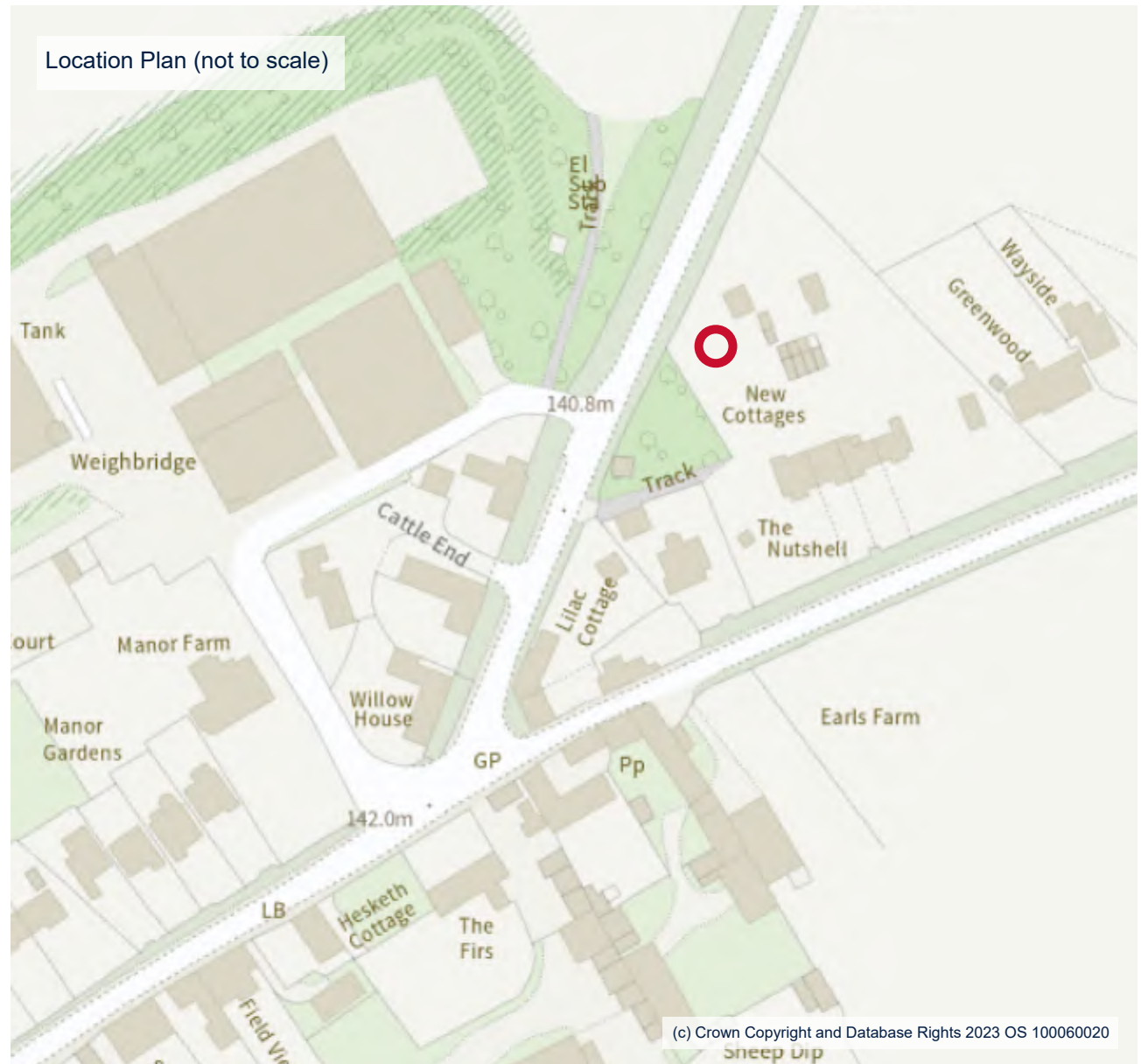
Situated equidistant between the market towns of Towcester and Daventry, Farthingstone is less than a 40-minute commute to Milton Keynes where further facilities are available as well as Milton Keynes Central Railway with direct and frequent trains to London Euston. The main arterial roads of the M1 and M40 are also within easy reach.

### Important Notice

*The planning permission granted is outline with all matters reserved except for access. The permission is for a self-build project, requiring the occupier to join the Self and Custom Build Register maintained by West Northamptonshire Council and have a South Northamptonshire connection.*

*There is a deed of easement affording access across the front portion of the entrance drive for no. 2 New Cottages.*

*Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.*



FARTHINGSTONE

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# Thinking of Selling?



## MAKE SURE YOUR ESTATE AGENT IS REGULATED BY THE RICS

David Cosby Chartered Surveyors & Estate Agents are an RICS regulated firm and have the benefit of Surveying and Legal expertise to help with your sale and purchase. Estate Agents who are regulated by the RICS uphold the core principles of transparency and provide the highest level of professional standards and ethics.

We are so confident in the professional service we provide that we have no fixed term contract or tie in periods, and our current rate is just **1% Including VAT** on a **No Sale - No Fee** basis.

As an independent family run business with your best interests at heart we are able to provide a comprehensive personal service that cannot be matched by the larger corporate firms.

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