

HOWKINS &
HARRISON

Potential Development Site

Former Ace Café Site, Daventry Road, Dodford,
Northamptonshire, NN7 4TA

- 2.69 acres
- Rural location with excellent road frontage
- Planning permission for E(g) (formally B1) office development
- Potential for Class B use subject to obtaining necessary planning permission
- Prominent location close to M1 commuter belt

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Dodford, Northants
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Location

The site is situated on the A45 on the outskirts of Weedon village, which is about 8 miles west of Northampton town centre and 14 miles south of Rugby. The location has recently undergone extensive highways improvement, with the Weedon bypass providing excellent links to motorway networks.

Description

An exciting development opportunity within a growing local catchment area. The site extends to 2.69 acres (1.09 hectares) and has planning permission for E(g) (formally B1) office development with the potential for up to 4,680 sq. m (50,375 sq. ft. approx) of floor space.

The site also offers an excellent opportunity for Class B use, subject to obtaining the necessary requisite planning permission, with units benefiting from extensive road frontage, with the southern boundary being the A45.

Planning Permission

The site benefits from planning permission granted from an existing application under the application reference number DA/2007/1359 which can be accessed via the West Northamptonshire Council planning portal. The site has permission for the development of up to 4,680 sq. m. of B1 units with associated parking, service areas and landscaping. The Section 106 agreement was signed on 14th April 2009 and elements of the agreement appear to have been completed with the construction of a right-hand turn lane to implement the consent, but it is for the prospective purchaser to satisfy themselves of the extant nature of the planning permission.

Rights of Way

We are not aware of any rights of way, easements or wayleaves over the land.

Services

None of the available 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 and drainage services.

Plan, Area and Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or their agents in respect of any error, omissions or misdescription. The plan is for identification purposes only.

Tenure

The property is freehold and will be sold with vacant possession upon completion.

Overage

The previous owners imposed an overage on the sale of the land based on 35% of the uplift in value for a period of 21 years to residential.

Lotting

The property is being offered for sale as a whole. The vendor reserves 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 sale without prior notice.

Method of Sale

The property will be offered for sale by private treaty.

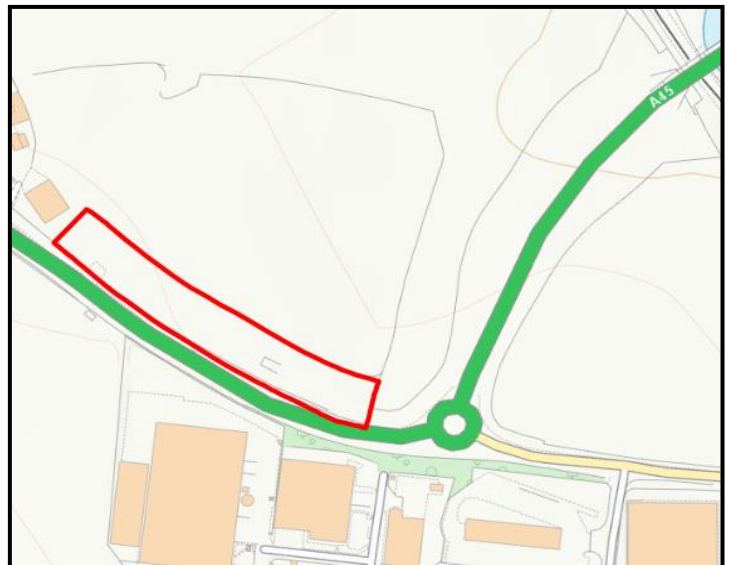
Local Authority

West Northamptonshire Council
Tel. 0300 126 7000
Development.management@southnorthants.gov.uk

Viewing

Strictly by prior appointment with sole agents Howkins & Harrison LLP on 01788 564 678.

Please contact: commercial@howkinsandharrison.co.uk



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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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