



Land at A5, Watling Street, Towcester, NN12 8ET

HOWKINS &
HARRISON

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20 acres of mixed-use land to the north of Towcester comprising woodland, pasture, lake and former garden centre with road frontage to the A5 and Towcester Road.

Location

The land is situated off the A5, just north of Towcester, with secondary access from Towcester Road to the south. To the north, the A5 gives access to Daventry (10 miles) and Towcester to the south; benefiting from the Towcester bypass which links with the M1 south of Northampton (6 miles). To the north is Silverstone (5 miles), Bicester (20 miles) and the M40 (15 miles) heading south.

Further along the A5 past Towcester is Milton Keynes (13 miles).

Description

The property extends to approximately 20 acres (8.13 hectares) comprising a range of components including a mixed species woodland including yew, horse chestnut, cedar, oak and beech, providing a tree lined driveway from Towcester Road.

The site also comprises a lake with two islands which was previously been used for commercial fishing, hosting an abundance of wildlife including waterfowl giving indication of the lake's stock levels and health. An outlet flows into a stream situated on the western boundary to accommodate heavy rainfall.

To the southeast of the property lies a former garden centre with walled garden, now disused, with access on to the A5, providing scope for redevelopment, subject to obtaining requisite planning permission.



The southern area of the property provides an open area of shrub land, formerly pasture, suitable for grazing a small number of sheep or cattle.

On the southern boundary is a telephone mast let to Vodafone for a period of ten years from 2019.

Schedule of Acreages

Description	Acre
Woodland	10.979
Lake	3.932
Former Garden Centre	2.150
Pasture/Scrub	2.908
Telephone Mast	0.031
Total	20

Tenure & Possession

Part of the property is offered as freehold subject to a green field telecoms lease to Vodafone. The remainder is sold with vacant possession being given upon completion.

Overage

The previous owners imposed an overage on the sale of the land based on 40% of the uplift in value from any development from historic etc use being a plant nursery/garden centre for a period of 21 years.



Services

Mains water and electricity are believed to be available nearby. It should be noted that it is the responsibility of a potential purchaser to make their own enquiries to the appropriate authorities as to the location and availability of mains services.

Access

Access is available from several points off the A5 or from a point just north of Towcester Rugby Club on Towcester Road.

Boundaries and Fencing

The purchaser will erect and maintain a boundary fence at the point of transfer to delineate the boundary prior to commencement of development.

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.

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.

Rights of Way

There are overhead cables crossing the land, servicing the telecoms mast and neighbouring properties at South Lodge. We are not aware of any other rights of way, easements or wayleaves over the land.

Method of Sale

The property will be offered for sale by private treaty.

Development Potential

The property is situated to the north of Towcester and is considered to have some long-term development potential with some scope for redevelopment of buildings on the land subject to obtaining the necessary planning permissions. Consent has been granted on the opposite side of the A5 for B8 industrial use.

Local Authority

West Northamptonshire Council

Tel. 0300 126 7000

Development.management@southnorthants.gov.uk

Viewing

At any reasonable time during daylight hours with the sale brochure to hand.

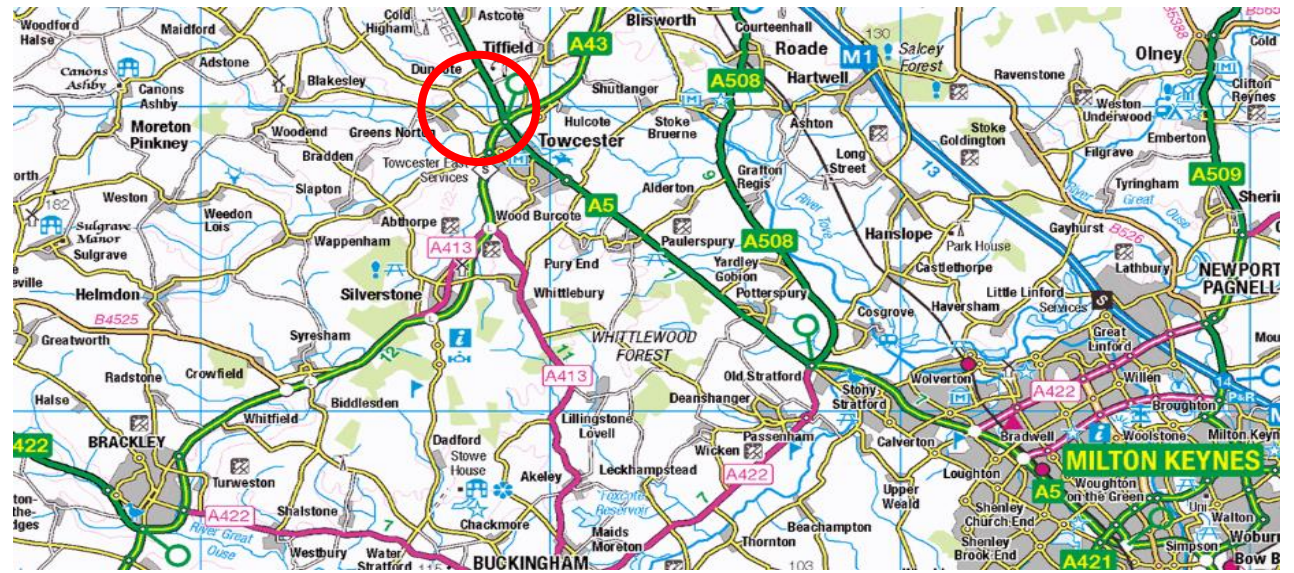
Contact Information

Strictly by prior appointment with sole agents

Howkins & Harrison LLP on 01788 564 678

Please contact the Commercial Department

Email: commercial@howkinsandharrison.co.uk



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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