



HOWKINS &  
HARRISON

## Commercial Development Site, Charwelton Road, Byfield, Daventry, Northamptonshire

For Sale – £850,000

- Approx : 9.9 acres / 4.01 hectares
- Planning consent granted for workshop, offices, external yard storage and car parking
- Located off the A361, Prominent location with roadside frontage
- Alternative uses maybe possible (STPP)
- Good accessibility to Junction 11, M40 and surrounding areas

Please contact our Rugby office on  
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# Commercial Development Site at Byfield with planning consent granted for workshop, offices, external yard storage & car parking.

## Description

The site is located on the Charwelton road (A361) near Byfield, Northamptonshire which is approximately 5 miles to the south west of Daventry and 10 miles north east of Banbury and the M40 Junc 11, providing good accessibility to the surrounding areas.

The site has planning permission for the construction of a steel portal framed workshop with offices, sales and external yard storage and associated car parking falling under planning application DA/2016/0522.

The planning permission was granted to Farol Ltd who have now deemed the site to be surplus to requirements and are seeking a freehold sale. The site extends to approximately 9.9 acres or 4.01 hectares.

The site will provide the following accommodation:

Accommodation	Sq. Metres	Sq. Feet
Showroom	298.79	3,216
Administration Offices	118.27	1,273
Part Store	175.58	1,890
Service Area	596.61	6,455
<b>Total</b>	<b>1,189.25</b>	<b>12,801</b>

## Price

Offers in the region of £850,000 excl vat

## Tenure

The property is available Freehold with Vacant Possession.

## Business Rates

The site at present does not have a rateable value.

## Planning

Interested parties are invited to make their own enquiries within Daventry District Council on 01327 871100.

## Viewings

Strictly by prior appointment with sole agents

Howkins & Harrison LLP on 01788 564 675.

Please contact Jake Toddington.

Email: [jake.toddington@howkinsandharrison.co.uk](mailto:jake.toddington@howkinsandharrison.co.uk)

## Howkins & Harrison

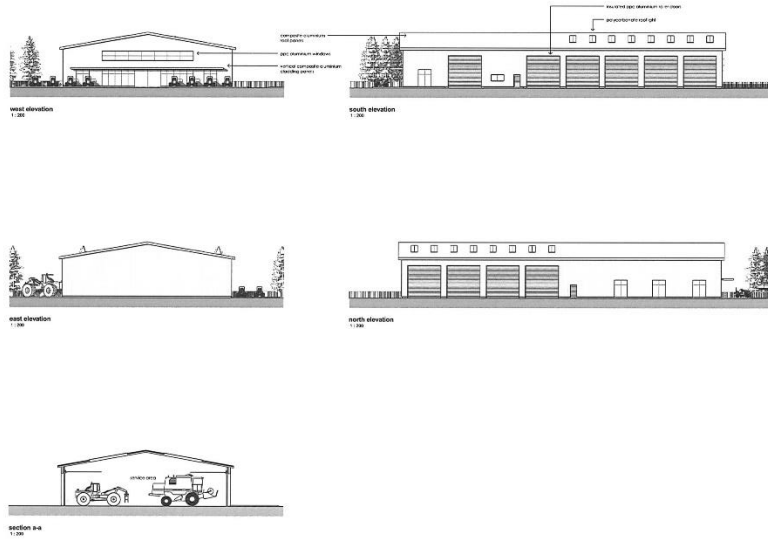
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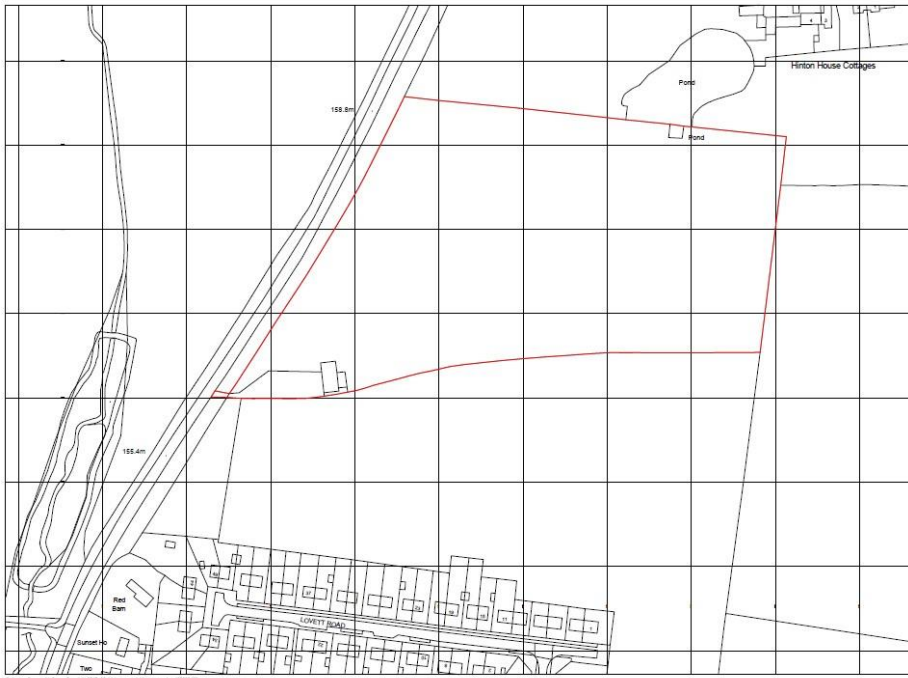
Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there 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.





SKETCH DESIGN  
 15013 - SK03 -  
 15/01/2015

Anderson Orr  
 Architects



PLANNING  
 RELOCATION DEVELOPMENT  
 15013 - L02 -  
 15/01/2015

Anderson Orr  
 Architects