

### Development/Investment Opportunity

A semi detached property in need of complete refurbishment which offers opportunity to create 2 separate dwellings or one large property that may be suited to a HMO or conversion to flats subject to any necessary consents.

Application Number: KET/2013/0054 approved the development of a pair of semi detached houses in the former side garden and these dwellings are now known as 12c and 12d School Lane and are not included in the sale with 12/12a. The driveway between the original house (12 and 12a) and the new builds (12b and 12c) will be transferred with numbers 12 and 12a while reserving rights for vehicular and pedestrian access to the rear of 12c and 12d for parking and turning etc. No. 11 School Lane also has a pedestrian right of way along the drive and across the immediate rear of 12/12a School Lane.

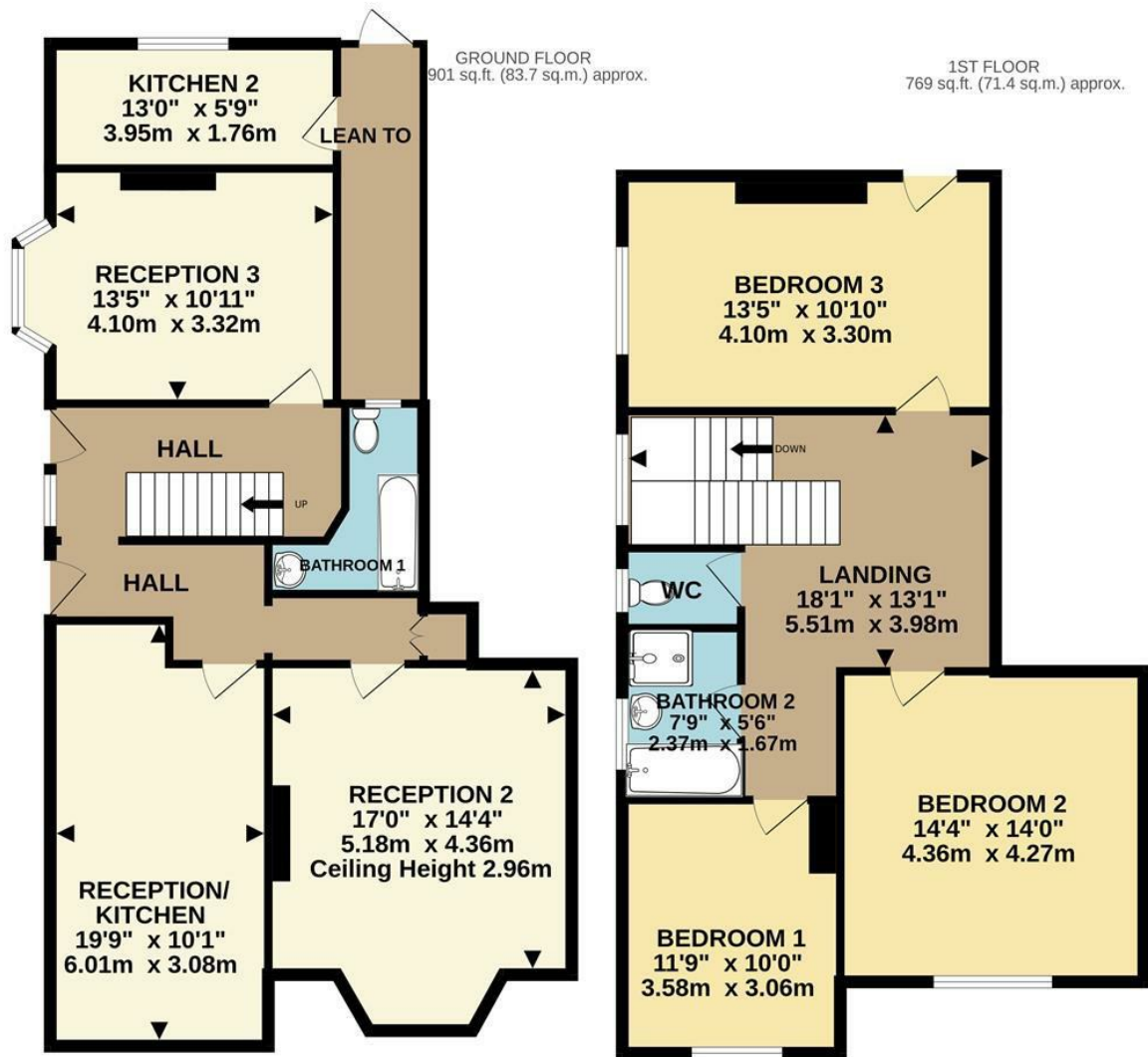
The property is held, for historic reasons, under 2 separate titles: NN71443 and NN218679 - copies available by email from the agents. These titles include 12b and 12c School Lane which were developed by a previous owner within the side garden of the original property. A revised title plan making clear what is included in the sale is available from the agents along with the original planning documents (please note that there are 2 small errors in the ground and first floor layouts that can be seen when compared to the agents floor plans). Our client believes that the completion of 12b and 12c School Lane as part of the consent KET/2013/0054 constitutes a 'meaningful start' in respect of the proposed conversion of 12 School Lane into two dwellings - a one bedroom house and a 2 bedroom house. Prospective buyers should satisfy themselves as to the planning status in terms of what they wish develop and any deviations proposed from the original application.

**12 and 12a School Lane, Kettering NN16 0DH**  
**Guide Price £250,000**

**LUCAS**

**Tenure: Freehold Energy Rating: D Council Tax Band: B SALES & LETTINGS**





TOTAL FLOOR AREA: 1670 sq.ft. (155.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

- Town centre development opportunity
- Planning consent to convert into x1 - 1 bedroom house and x1 - 2 bedroom house
- Potential for a House in Multiple Occupation (HMO) or possibly flats
- Subject to any necessary consents - see description for more information

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



2 Silver Street, Kettering,  
Northamptonshire, NN16 0BN  
Tel: 01536 312 600

sales@lucasestateagents.co.uk

Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

**LUCAS**  
SALES & LETTINGS