

# REVISIONS

- A Garage gable width reduced 11.01.14
- B Roof levels lowered + front garage gable reduced in width 23.01.16
- C Minor amendments for approval 04.



FRONT  
1:100



SIDE  
1:100





## Building Plot - The Promenade, Wellingborough

£350,000

0 0 0





A large individual building plot, very quietly situated in 'The Promenade', the best residential area of Wellingborough, one of the last plots available in this prestigious area. A quiet wonderful plot, ideal for a developer or self-builder to construct the home of their dreams. The Promenade comprises of very large Victorian houses, which originally would have been set upon wooded plots of up to one acre. Over the last 50 years, these plots have been divided and very many stunning, contemporary homes have been developed.

**Full planning permission** was granted by North Northamptonshire Council in 2022. The planning number is NW/22/00304/FUL. Please visit the councils planning portal to see full details of the proposed dwelling.

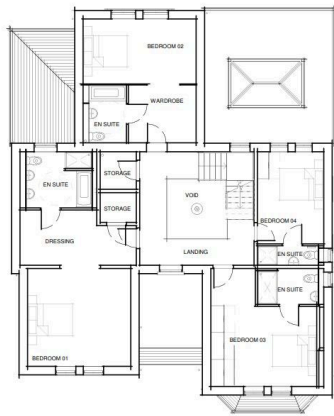
Approached via its own dedicated driveway, through the existing gates to number 26, (number 26 will create a new driveway separate to the new dwelling). The plot measures **75.1m in length and 16.8m in width** this measurement should be checked by any prospective purchaser and clarified prior to making a financial commitment. Very quietly situated with high quality properties to either side and Glamis Wood to the rear. Please note: The successful purchaser will be responsible for erecting a high quality feather edged fence or wall on the boundary with the exiting property. All services will be available in the road at the front of the property, it may be possible for the building contractor to access the services from the existing property at 26, and this should be checked prior to the successful purchaser making any financial outlay.

**IMPORTANT:** Natasha Bryony Sales & Lettings for themselves and for the vendors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Natasha Bryony Sales & Lettings has any authority to make or give any representation or warranty in relation to this property. When you submit an offer for a property we will need two forms of identification for each individual submitting the offer, for instance a driving licence/passport and a utility bill/bank statement. Thank you for your cooperation.





REVISIONS  
 A. Bed 2 reduced. Window removed in  
 Bed 2 & Vero added. 11.01.18  
 B. Bed 2 window removed. 15.01.18  
 C. Floor plans updated. 04.10.22



FIRST FLOOR  
 1:100



SECOND FLOOR  
 1:100

- Full planning permission for a substantial individual building plot
- Prominent location
- Private and enclosed
- Ideal self-build project
- Excellent commuting links



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