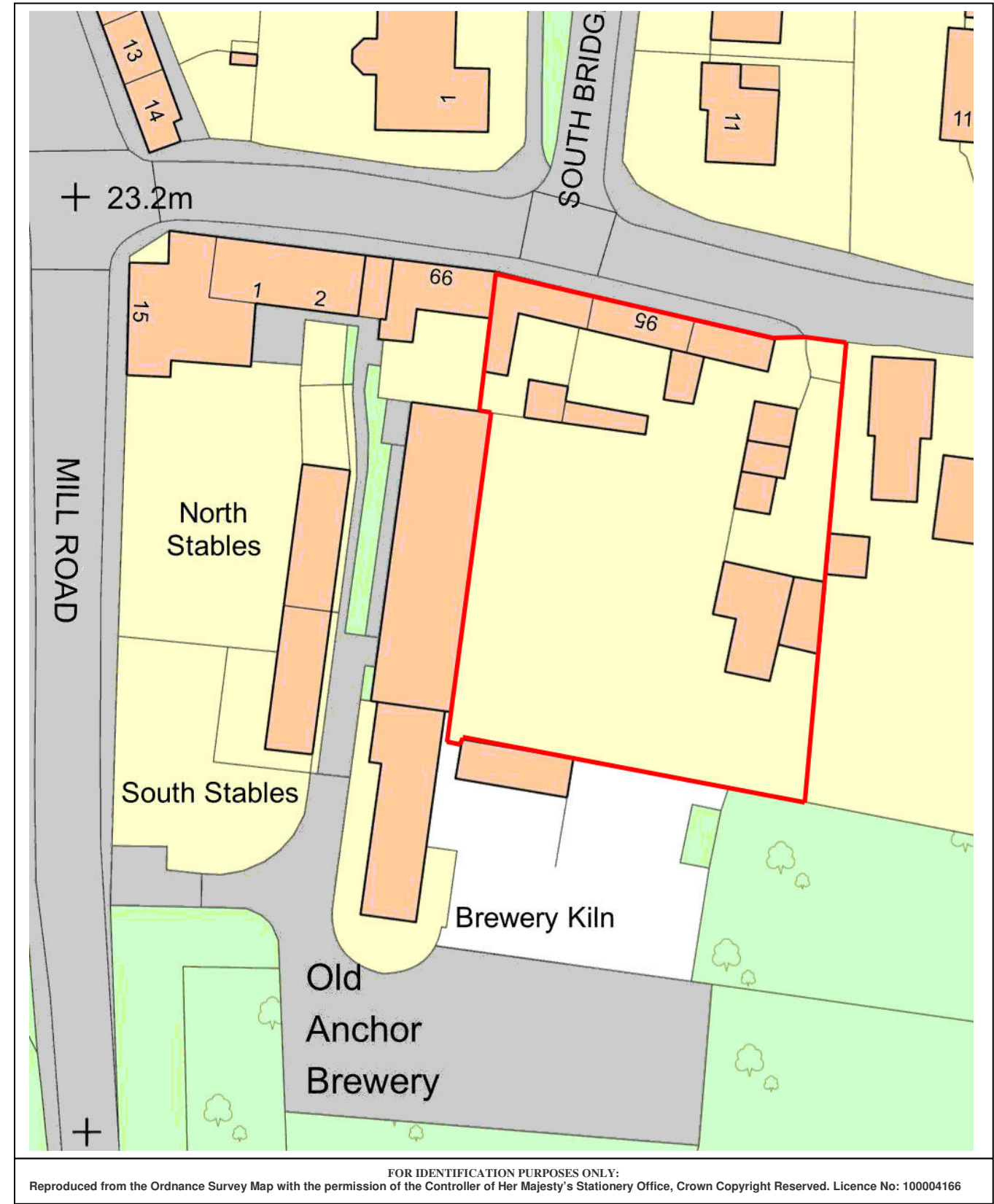
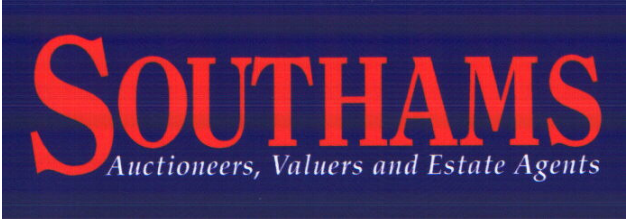


The indications are that the frontage cottages can be incorporated into rear extensions and that the remainder ground can be developed either as a number of terraced town houses or alternatively for two or possibly three individual properties.



OPENING HOURS:
Monday – Friday 9.00am – 5.00pm

WEB SITE:
www.rightmove.co.uk or www.southams.com



Commercial Department:
Linden, Barnwell, Northamptonshire. PE8 5PU
Tel: 01832 273565
E-mail: sales@southams.com

www.southams.com

Marketing in conjunction with GOLDSMITHS of Oundle

**UNIQUE DEVELOPMENT SITE
SOUTH ROAD
OUNDLE
NORTHAMPTONSHIRE**



Guide Price £1,000,000

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above and any intending purchaser must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be conducted through Southams.

A unique opportunity for a creative and discerning development incorporating iconic traditional stone cottages within an exclusive residential development.
The site lies to the south west of this noted market town with it's Georgian centre and famous Public School, yet within walking distance of the centre and the majority of amenities
The property is within easy reach of all the amenities of the market towns of Oundle and Stamford with the nearby city of Peterborough offering additional facilities, together with Inter-city rail links

The frontage to the site comprises a row of cottages constructed of local Stone and Colleyweston slate which can be an integral part of the development or alternatively stand alone.
Thereafter there is some 0.400 acres of level site with vehicular access to the east gable of the terrace.
The entire site extends to some 0.500 acres or thereabouts and is part of the Oundle Conservation area

95 South Road:

Entrance Lobby:

Living Room: 12’7” x 11’11” (3.83m x 3.64m) Stone fireplace, exposed beam, timber panels

Kitchen: 11’3” x 8’6” (4.64m x 2.59m)Range of base cupboards and drawers, matching wall cupboards, inset stainless steel 1¼ bowl sink, inset Electrolux hob, extractor hood, eye level double oven, tiled splashbacks, tiled floor, fluorescent light

Porch: with half glazed door to garden

Sitting Room East: 15’8” x 12’00”(4.78m x 3.67m) Stone fireplace, timber panels, ceiling beam, night storage heater.

Sitting Room West: 15’10” x 11’10” (4.82m x 3.62m) Inglenook fireplace, ceiling beam, night storage heater

Snug: 12’3” x 11’11” (3.73m x 3.65m)Ceiling beam, night storage heater Cupboard with low suite WC, handbasin.

First Floor Landing:

Bedroom 1: 10’11” x 8’6” (3.34m x 2.61m) Radiator

Bathroom : 8’6” x 4’10” (2.59m x 1.47m) Panelled bath, pedestal basin, low suite WC, part tiled walls, airing cupboard with insulated tank and immersion heater

Bedroom 2: 15’9” x 12’3” (4.80m x 3.74m) Timber panel, wardrobe, radiator

Bedroom 3: 14’11” x 8’7” (4.55m x 2.63m) radiator

Bedroom 4: 15’11” x 11’11” (4.84m x 3.65m – non private) Exposed beams, wardrobes, night storage heater

Bedroom 5: 15’11” x 11’11” (4.85m x 3.65m) Exposed beams, wardrobes, night storage heater

97 South Road:

Entrance Door to:-

Living Room: 16’1” x 11’10” (4.91m x 3.61m) Stone fireplace, gas fire, central ceiling beam

Rear Kitchen: 9’9” x 7’7” (2.98m x 2.33m) Stainless steel double drier sink unit, base cupboard and wall cupboards, rear lobby to garden

Shower Room: 6’11” x 6’00” (2.11m x 1.83m) Shower stall, pedestal basin, low suite WC, fully tiled walls, tiled floor, convactor heater.

Sitting Room: 13’1” x 11’10” (4.00m x 3.61m) Stone fireplace, ceiling beam, French door to garden, night storage heater, cupboard under stairs.

First Floor Landing:

Cloakroom: 4’2” x 3’2” (1.28m x 0.97m) Hand basin, low suite WC, half tiled walls.

Bedroom 1: 11’10” x 10’4” (3.61m x 3.16m)

Bedroom 2: 16’3” x 12’2” (4.95m x 3.72m) night storage heater



Outside:

Range of Stone, asbestos and timber stores together with former greenhouse

Sundry single storey outbuildings

Range of brick, block and asbestos roof miscellaneous outbuildings comprising former office, workshops and garage with double gates providing vehicular access to South Road

