

for sale

guide price **£775,000**



Land Red House Lane Hannington Northampton NN6 9TB

A rarely available opportunity in Northamptonshire to develop 6 executive detached homes with planning approved, close to the village of Hannington, Northamptonshire. The land may also be suitable for commercial, retail or industrial use, subject to gaining the necessary consents and approvals.



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Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



The land was the site of the Old Red House as it was, starting life as a farmhouse on the corner of the site circa 1824 and by 1850 had become The Green Man pub, changing its name many times until most recently Henry's of Hannington, though most people know it as the haunted Old Red House pub. It has now been demolished after falling into disrepair.

The site is fairly level and just over 1 acre and is directly adjacent the busy A43 Northampton to Kettering Road. The latest site plan at Hannington shows planning for 6 detached exec homes and aspects from the site to the west and south offer some far-reaching views across open countryside.

Planning was approved under Decision Notice (Daventry District Council) DA/2018/1134 and is extant as some foundation works and entrance works have been started. The site is CIL (Community Infrastructure Levy) liable, estimated at £87,000, and this has already been paid by the vendor. The plot sizes are; Plot 1 & 2 @ 2179 sq. ft, Plot 3 @ 1812 sq. ft and Plots 4, 5 and 6 @ 1857 sq. ft, giving a total 11,741sq ft. The GDV (Gross Development Value) of the finished new homes is estimated at circa £3.7m.

Additional documents available;

CIL Notice

Additional working drawings

Decision Notice

Site Report

To view this property please contact Connells on

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NORTHAMPTON NN1 2DA

Property Ref: NHT413374 - 0006

Tenure: Freehold

EPC Rating: Exempt

[view this property online connells.co.uk/Property/NHT413374](https://www.connells.co.uk/Property/NHT413374)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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