

for sale

guide price **£450,000** Freehold



Dungee Corner Harrold Road Bozeat Wellingborough NN29 7LP

A rarely available development opportunity in a lovely rural Northamptonshire location of circa 1.1 acres to create a brand new 3500 sq ft family home with double garage, in addition to a barn conversion of circa 1000 sq ft. Please call us on 01604 716655 for more information.



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Property Details

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.

Planning

The lead planning authority is North Northamptonshire Council. Planning was approved under NW/23/00378/FUL for the demolition of the existing house and replacement with a larger dwelling, and planning for the conversion of the existing rural barn into a 2 bed dwelling was approved in 2024 under NW/24/00160/FUL. Access to both properties is off Dungee Road via an existing drive, though we understand that a separate additional access off Dungee Road is possible to the barn to give private access, if required.

Reports

A selection of reports are available upon request including Arboricultural Survey, Structural Survey, Planning Statement, Preliminary Ecological Survey, Bat Survey.

Viewing

The site can be viewed from the Harrold Road and also Dungee Road. Site viewings are strictly by appointment only, and no access onto the land is permitted without authorization.





To view this property please contact Connells on

T 01604 716 655
E kingsthorpe@connells.co.uk

87 Harborough Road Kingsthorpe
NORTHAMPTON NN2 7SL

Property Ref: KTP407724 - 0003

Tenure:Freehold EPC Rating: Exempt

Council Tax Band: Deleted

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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