

# FOR SALE

LAND TO THE EAST OF THE GREEN, MAWSLEY VILLAGE, NORTHAMPTONSHIRE NN14 1GY

**GUIDE PRICE £975,000**

A rare development opportunity with planning approved in Mawsley Village in rural Northamptonshire to create 29 apartments for the over 55s.



## FEATURES

- Exciting development opportunity in rural Northamptonshire village
- Full planning approved for 29 apartments for over 55s.
- Mature site of circa 0.75 acre in the heart of the village.
- Site adjacent to village green, medical centre, community centre and playing fields.
- Undeveloped green land with planning approved.
- Offers invited subject only to contract

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## HISTORY OF MAWSLEY VILLAGE

Outline planning permission was granted in 1995 for a proposed new village comprising 750 dwellings, school, shop, public house, village hall, church and open space and ancillary roads, services and works. This development started circa 2001 and completed circa 2013 and now forms the picturesque village and civil parish of Mawsley, located off the A43 between Northampton and Kettering, and surrounded by countryside.

Now comprising just over 950 dwellings and a population of circa 2500, Mawsley includes a Community Primary School, Dental and Medical facilities, local shopping, and numerous associations and local community groups including the Parish Council.

The Centre at Mawsley has meetings rooms and halls, a café and bar, changing facilities, parking area, large playing fields, childrens play area and communal outdoor exercise equipment. It is host to a wide range of weekly events and bookings. There is a local shopping centre including a One Stop convenience store, cashpoint, barbers, coffee shop, childrens day nursery, hair and beauty. The Mawsley Medical Centre offers a GP practice and a dispensing service, and dedicated parking.

## PLANNING HISTORY & BACKGROUND

The site is undeveloped green land originally earmarked for the site of a public house serving the Village.

The land now has the benefit of planning approval for the development of over 55s accommodation comprised of 29no. apartments, access, parking, communal facilities and associated works. An Appeal was made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission by Kettering Borough Council of application Ref KET/2020/0231 dated 25 September 2020. The Appeal (APP/L2820/W/20/3265335) was allowed, dated July 2021. Planning is extant with the benefit of some footings completed, allowing development to start immediately.

The development does not require any affordable housing provision and CIL (Community Infrastructure Levy) has not been adopted by the local planning authority North Northamptonshire Council. A S106 has been signed and is available upon request. The key elements of this S106 include an Affordable Housing Contribution of £75,000, a Highways Contribution of £29,000 and a Libraries Contribution of £3,965.



## PARKING & CYCLE STORAGE

The scheme is designed with parking spaces for 28 vehicles including 3 disabled spaces, in addition to a cycle storage areas and a mobility charging point and store.

## VIEWINGS

The site can be viewed externally from Hawthorne Avenue, The Green and School Road. The site is fenced and can also be viewed from the rear playing fields and play areas. Viewings onto the site itself are strictly by appointment only.

## METHOD OF SALE

Offers are invited subject to contract only. Full details of funding source, and company details, will be required together with any supporting details of similar projects completed and company history. The vendor reserves the right not to accept the highest, or any offer, on the site. An agreed sale will be expected to proceed to exchange and completion without undue delay.



These details do not constitute an offer or contract or any part thereof. Connells Land & New Homes does not make or give, either in these particulars or during negotiations or otherwise, any warranty representation whatsoever in relation to the land described in these particulars. All measurements are given as a guide and no liability will be accepted for any errors there from. All potential purchasers should satisfy themselves as to any matters concerning the site.