



Residential Development Site

Land off Market Road, Thrapston, Northamptonshire NN14 4JT

Site Area **0.27 ACRES** (0.11 hectares)

Bletsoes
— EST. 1881 —

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- Detailed Planning Permission for the erection of a terrace of 4 dwellings
- Total consented residential floor area 392 square metres (4,227 square feet)

LOCATION

Thrapston is at the centre of one of the fastest growing regions in the country and is strategically located at the cross roads of two important regional and national routes being the A14 and the A45/A605. The A14 provides an important dual carriageway between the A1 at Huntingdon and the M1/M6 at Catthorpe while the A45/A605 links the M1 at Northampton with the A1 at Peterborough providing an important north/south route across the country. Rail services are available to London in a journey time of under 1 hour, from Kettering (10 miles) Wellingborough (12 miles) Huntingdon (17 miles) and Peterborough (20 miles).

The town has a population of around 6,500 people and has a wide range of facilities to offer with a variety of shops and amenities within its centre. It is served by a Primary School with Secondary Education provided at the nearby Prince William School in Oundle, as well as public schools at Oundle (8 miles) Kimbolton (11 miles) Wellingborough (12 miles) and Bedford (22 miles). Excellent highway communications make other important regional centres readily accessible including Peterborough (20 miles) Northampton (22 miles) and Rushden Lakes Shopping (8.5 miles).

DESCRIPTION

The site extends to approximately 0.27 acres (0.11 hectares) and is located on the northern side of Market Road, opposite the junction with Wainwright Avenue. The site has a frontage to Market Road of approximately 33 metres from where access will be taken. The site is situated within easy walking distance of the Memorial Park (90 m), town centre (440 m), and the Primary School (250 m).

The site is currently amenity garden land, used in conjunction with a neighbouring residential property. It is bounded by residential development on all sides with mature landscaping and the stone walls of a former cottage to the north.

PLANNING

The site has the benefit of Detailed Planning Consent for the erection of a terrace of four residential properties. It was consented as part of an application involving other land, and was approved by East Northamptonshire Council on 01 August 2018 Reference 18/00526/FUL. Various pre-commencement planning conditions have been discharged under separate application Reference 19/00536/CND. The approved development envisages the erection of three 3 bedroomed properties together with a 2 bedroomed property, and with a total gross internal floor area of approximately 392 square metres (4,227 square feet).

GENERAL

Information Pack

An Information Pack is available to interested parties from the Selling Agent and we recommend that all prospective purchasers review the information provided. The pack includes:

- a) Detailed Planning Permission dated 01 August 2018
- b) Discharge of Condition Permission
- c) Detailed Plans of the approved development.
- d) Archaeological Evaluation Report prepared by University of Leicester Archaeological Services
- e) Phase I Habitat and Protected Species Survey prepared by ERAS Consultancy.
- f) Tree Survey prepared by John Wilcockson
- g) Topographical Survey

Services

It is understood that all mains services are located in Market Road, but prospective purchasers should make their own enquiries with the relevant service providers to establish connection costs for the proposed development.

Easements, Wayleaves and Rights of Way

The property is sold subject to any easements, wayleaves or rights of way across the property whether mentioned in these Particulars or not.

Boundaries

The purchaser will have been deemed to have inspected the land and satisfied himself/herself as to the ownership of any boundary, hedge, tree or ditch.

Tenure and Method of Sale

The Freehold interest in the property is offered for sale as a whole by Private Treaty with the benefit of Vacant Possession on completion.

Particulars, Areas and Plans

These Particulars have been prepared in good faith and are believed to be correct. The plans and areas have been prepared from the Ordnance Survey Map and are similarly believed to be correct. Both are published for identification purposes only and prospective purchasers should satisfy themselves as to their accuracy.

Value Added Tax (VAT)

Should the sale of the land become a chargeable supply for the purpose of VAT, such tax will be paid by the purchaser in addition to the purchase price. It is not anticipated that there will be any VAT upon the sale of this land.

Fencing

The purchaser will be expected to provide secure fencing around the site. This will include providing new fencing along the northern boundary of the property. Details of the boundary requirements are specified on the plans included within the Information Pack.

Restrictions

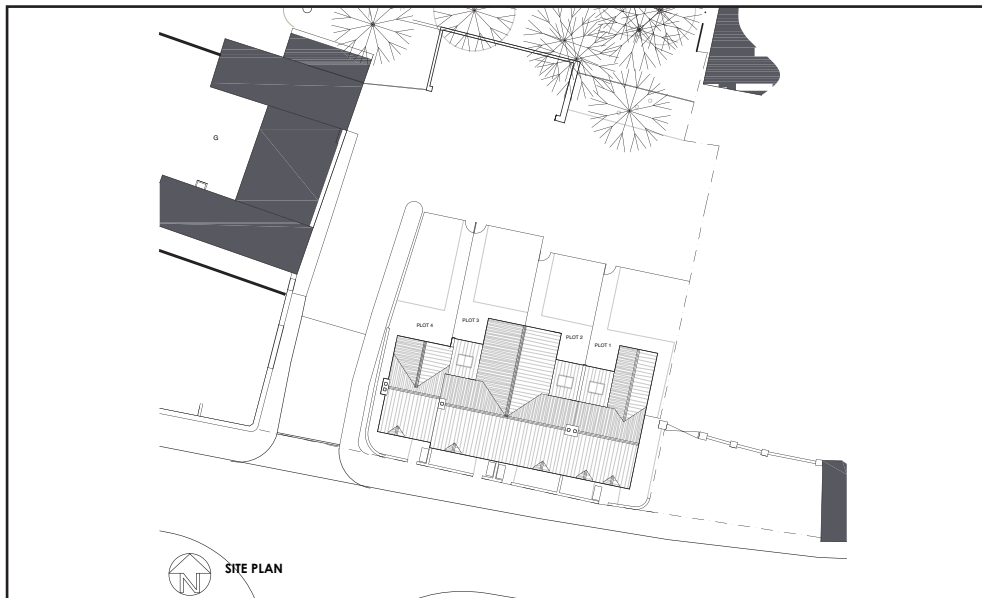
The site is sold with the benefit of the existing Detailed Planning Consent. Any variation to the approved plans will require the consent of the Vendor.

Viewing

The site can be viewed from the roadside. Anyone wishing to enter onto the site to carry out a more detailed inspection should make arrangements through the Selling Agent.

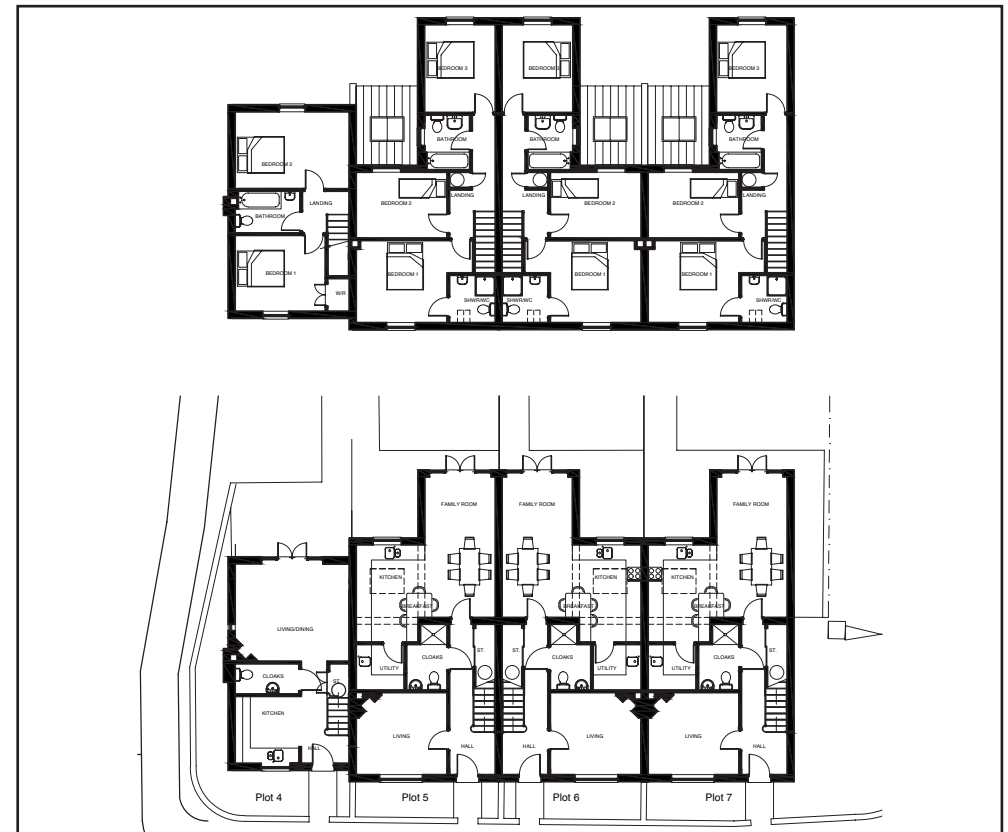
Estate Agents Act

Your attention is drawn to the fact one of the Vendors is a Partner in Bletsoes.

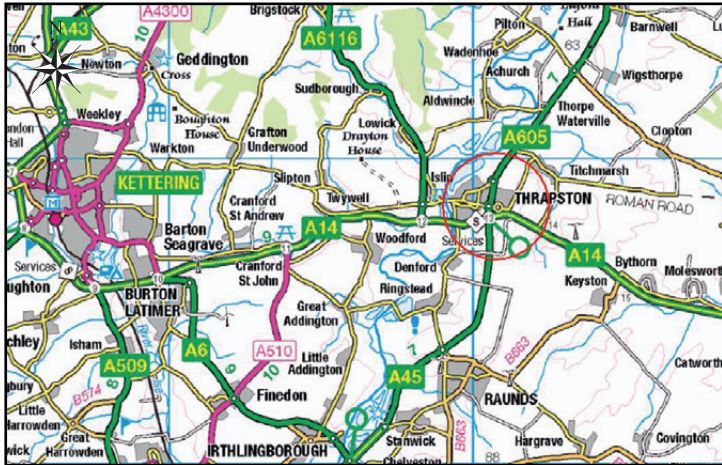


Important Notice

Bletsoes for themselves and for the Vendor of this property whose Selling Agent they are, give notice that: i) all statements contained in these Particulars as to the property are made without responsibility on the part of the Agent or the Vendor for any error, misstatement or omission whatsoever. ii) none of the statements contained in these particulars are to be relied upon as a statement or representation of fact or as any part of the contractual description of the property. iii) any intending Purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars iv) the Vendor does not make or give and neither the Agent or any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property. Finally: The property being open to inspection, Purchasers shall be deemed to have full knowledge of the state and condition thereof as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the Vendor and the Purchasers upon any point not involving a question of law arising out of these Particulars, stipulations or plans as to the interpretation be referred to the arbitration of the Selling Agent whose decision shall be final and binding on all parties to the dispute and in every such arbitration the Selling Agent shall decide how the costs of such reference shall be borne. Particulars prepared and photographs taken June 2019



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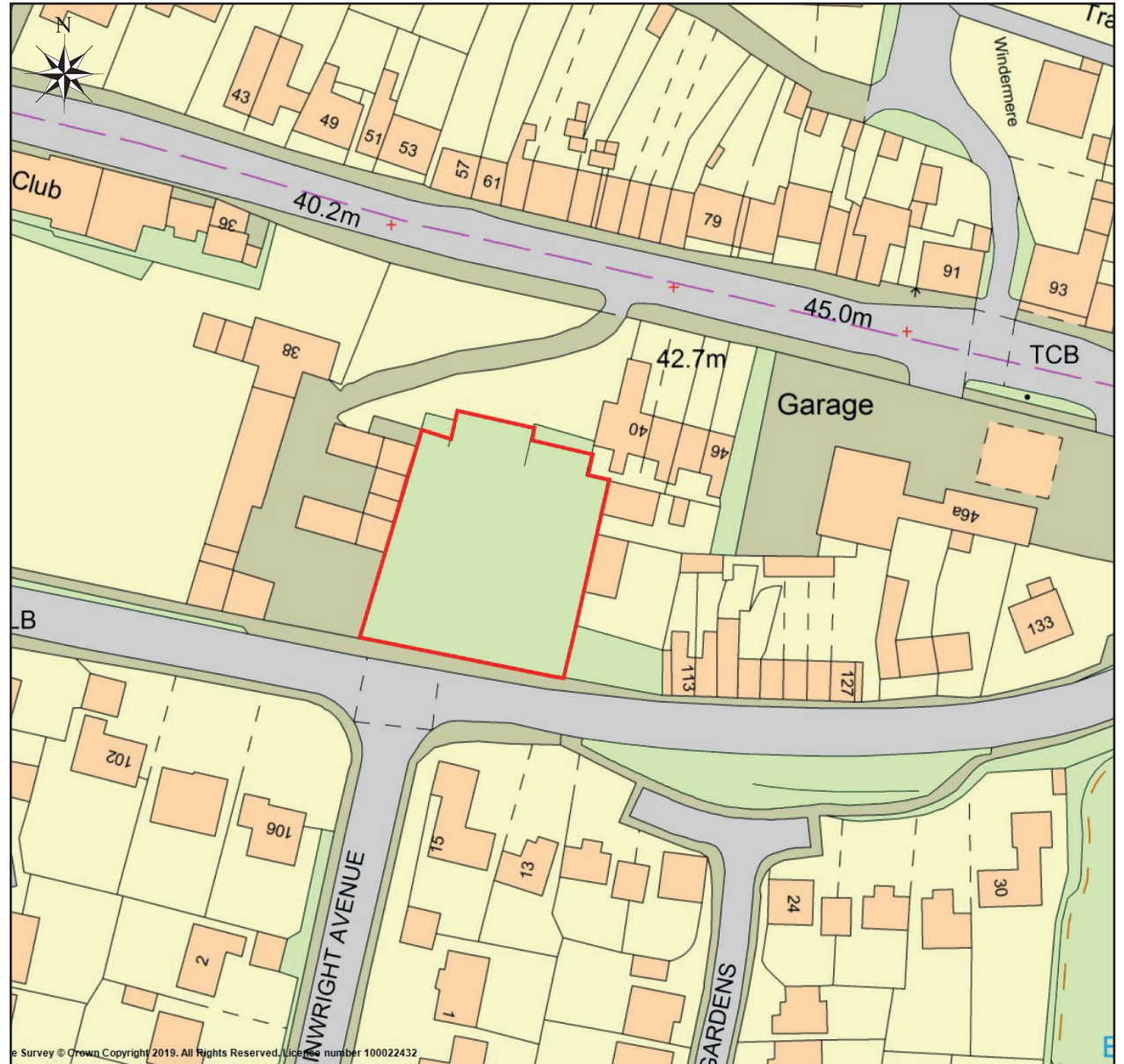
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