



The Old Nursery Site, Grafton Road, Geddington,
Kettering, Northamptonshire, NN14 1FA

HOWKINS &
HARRISON

The Old Nursery Site, Grafton Road, Geddington, NN14 1FA

Freehold Residential Development Site for 7 dwellings.

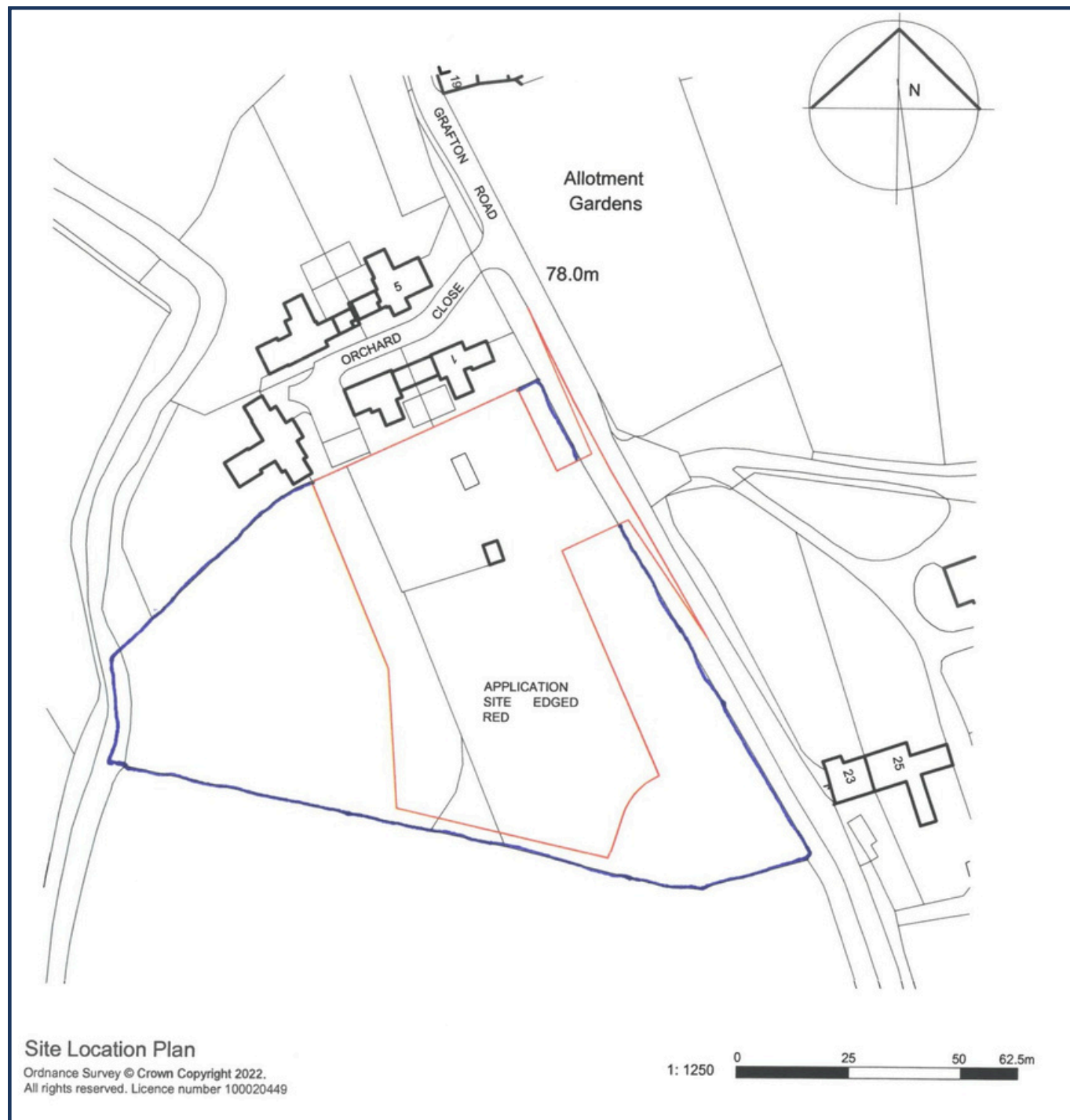
An exciting opportunity to acquire a former plant nursery which has the benefit of outline planning permission for seven dwellings (five detached homes and two semi-detached) with a combined NIA of 11,080sq ft.

Site area extends to approximately 2.47 acres.

Travel distances

- Geddington Village Centre – 0.5 miles
- Kettering – 4 miles
- Northampton – 19 miles
- A1 J17 – 23 miles
- A14 – 4 miles
- A43 – 3 miles

The freehold site is located on the south-eastern fringe of Geddington with frontage to Grafton Road on the eastern side of the village. The land is level with well-defined boundaries, and the River Ise runs to the Western boundary and provides an attractive backdrop to the site.



Location

Geddington is designated as a Conservation Area and a popular village within North Northamptonshire Council.

The village has historical links to a former Royal Hunting lodge with a 'King's Door' within the church of St Mary Magdalene in the village. A medieval bridge crosses the River Isle and the Eleanor Cross are architecturally Important to the village.

It is well located on the A4300 to other towns and major conurbations in the district and beyond, with Corby, Kettering, Northampton providing employment hubs, with extensive retail and leisure facilities within the towns.

Planning

Outline planning permission was granted by North Northamptonshire Council under application reference NK/2023/0323 dated 04/04/2025. The outline planning permission provides for 7 dwellings, with all matters reserved except for access.

The description on the face of the Notice of Approval is for 7 no dwellings with access only considered, which accords with the description of the proposal on the application form and the Officers Report.

The first condition of the decision notice has mistakenly included the word "access" as a reserved matters consideration despite condition 3 stating the access shall not be carried out other than in accordance with plan 2021/660.02.

It is clear from condition 3 that access has been approved and the LPA has been requested to acknowledge accordingly.

Education

Geddington benefits from a Church of England primary school and is within close proximity to renowned private schools such as Laxton and Oundle.





Data Room & Schedule of Approved House Types

A comprehensive digital information pack has been set up and access can be provided to interested parties upon request. The data room will contain the following information.

- Officers Report
- Application Form
- Location Plan (I634-02)
- Indicative Site Layout & Block Plan (I634-01D)
- Planning Statement
- Bat Activity Survey
- Reptile Survey Report
- Habitat Survey Report
- Tree Survey Report
- Historic Environment Desk Based Report (2021s0178)
- Flood Risk Assessment Part 1 (A2-C01)
- Flood Risk Assessment Part 2 (A2-C01)
- Flood Risk Assessment Part 3 (A2-C01)
- Freehold Title Plan and Title Register
- Planning Permission Decision Notice
- Service Plans for Water, Drainage and Electricity
- Bid Pro-forma

Plot	House Type	Description	No. of Beds	Storey Height	Sq. Ft.
1	A	Detached	4	2	1,926
2	B	Detached	5	2	2,475
3	A	Detached	4	2	1,926
4	C	Detached	4	2	1,894
5	D	Detached	3	2	953
6	D	Semi-Detached	3	2	953
7	D	Semi-Detached	3	2	953
				Total	11,080

General Information

Tenure & Possession

The whole of the site is offered freehold with vacant possession given upon completion. The land is registered under title number NN108032. A copy of the registered title documentation will be available in the data room.

Services

We understand that mains water, drainage and electricity are available close to the site.

None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, and drainage services.

Rights of Way/ Encumbrances

We have assumed that full rights of access are enjoyed, and that no third parties enjoy any rights over the property. It is assumed that the property is not subject to any onerous or unusual covenants which are likely to affect site. Your solicitors should confirm that there are no onerous restrictions or obligations as part of your due diligence process.

Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only.



Indicative Site Layout Plan

(Illustrative purposes only)



Overage

The current owners will retain an overage on the land to the rear of the site edged blue on the plan, for 50% of the uplift in value for a period of 30 years for any residential or commercial development. The purchaser shall install an access road to the blue edged land boundary and to the same standards as per the approved access road from the public highway.

Lotting

The property is offered for sale as a whole and the vendor reserves the right to offer the property in any order other than described in these particulars, to sub-divide, amalgamate or withdraw the property from sale without prior notice.

VAT

We are advised that VAT will not be applicable to the sale price. This is subject to confirmation by the sellers accountants.

Method of Sale

The property is being offered for sale by informal tender, with offers to be submitted to Howkins & Harrison LLP, Rugby office on an unconditional basis and in accordance with the information required in the bid proforma contained within the data room.

All interested parties will be notified of the bid date during the marketing period, setting out details of the bid process. When submitting a tender interested parties will also be required to provide details of their bid, proof of funds demonstrating of ability to proceed and/or details of the buyers bank funding. The vendor is seeking unconditional offers for the freehold of the site.

The bid proforma form can be found in the data room.



Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Local Authority

North Northamptonshire Council – 0300 126 3000

Anglian Water: 03457 791 9155

National Grid: 0800 096 3080

Viewing

Viewings are unaccompanied during daylight hours, with a copy of the brochure to hand. For Health and Safety reasons please inform Howkins & Harrison the selling agents of your expected time and date of viewing prior to visiting the site.

Contact

henry.martin@howkinsandharrison.co.uk | T: 01788 564680

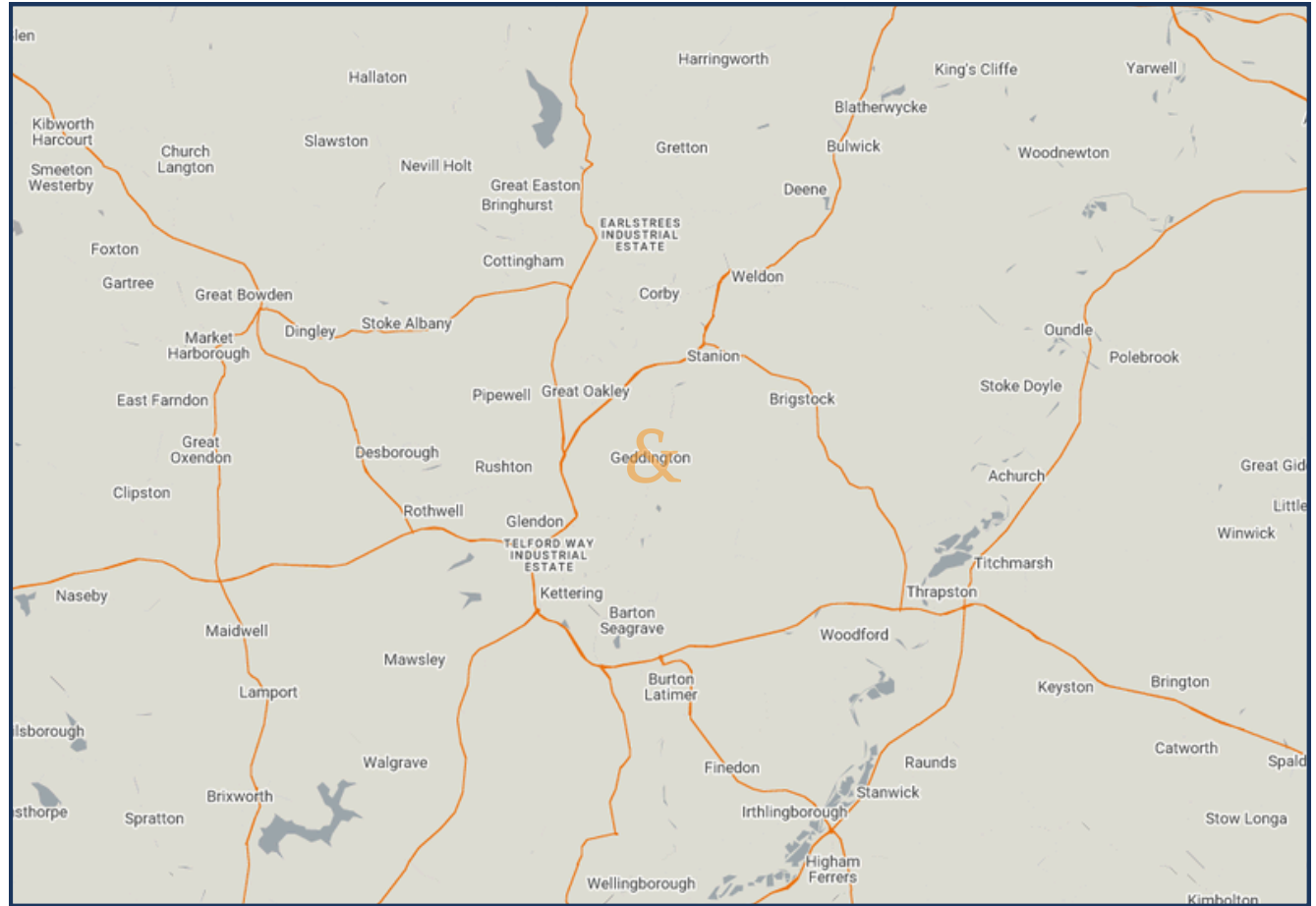
lilly.wilson@howkinsandharrison.co.uk | T: 01788 564680

Vendor Solicitor

Peter Rollason, Rollasons Solicitors LLP, 9 New Street, Daventry,
Northamptonshire, NN11 4BT

E: prollason@rollasons.com

T: 01327 301771



Important Notice 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



Howkins & Harrison 7-11 Albert Street,
Rugby CV21 2RX

Telephone 01788 564680

Email rurural@howkinsandharrison.co.uk

Web howkinsandharrison.co.uk

Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)

Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)



rightmove
find your happy



AMC
AGENT
RICS



This document is made from fully recyclable materials. We are working on ways to move all of our products to recyclable