

# Bartram & Co



School Road, Northamptonshire, NN12 8NE

Asking Price £475,000 - Freehold



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Council Tax Band: B Service Charge: x Ground Rent: x



# School Road

Northamptonshire, NN12 8NE

- Double Building Plot
- Planning for Two Detached Homes
- Plot Two, Five Bedroom Detached
- Demolition of Existing Bungalow
- Excellent Road and Rail Links
- WNS/2021/0684/FUL
- Plot One, Four Bedroom Detached
- Plot in Excess of 0.33 Acres
- For Sale as a Whole

A rare opportunity to acquire in part or as a whole this double building plot, located in the sought after village of Pattishall. Under application number WNS/2021/0684/FUL, full planning has been granted for a four bedroom detached home in excess of 1650 sq. ft, replacing the existing bungalow, together with a five bedroom detached property in excess of 2000 sq. ft, both with garaging. The site is for sale as part or as a whole, by private treaty.

For detailed information purchasers should be referred to the planning approval at South Northants website. A copy of the approval notice should be attached.



**LOCATION:**

**SITE PLAN:**

**PROPOSED SITE PLAN:**

**SITE DEVELOPMENT PLAN:**

**PLOT 1:**

**PLOT 1 ELEVATIONS:**

**PLOT 2:**

**PLOT 2 ELEVATIONS:**

**COMMUNITY INFRASTRUCTURE LEVY:**

**AGENTS NOTE:**





## Directions

Now has planning for a 2000 sq ft 5 bed and a 1650 sq ft 4 bed





**Floor Plans**



**Location Map**



**Energy Performance Graph**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Viewing**

Please contact our Towcester Office on 01327 359164 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Town Hall, 86 Watling Street East, Towcester, Northamptonshire, NN12 6BS  
 Tel: 01327 359164 Email: towcestersales@bartramandco.co.uk <https://www.bartramandco.co.uk>