



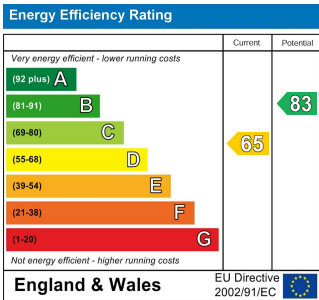
Land Adjacent to 9a Upper High Street, Harpole,
Northampton, NN7 4DJ



For Auction - Guide £90,000 to £110,000

FOR SALE BY AUCTION ON WEDNESDAY 18TH SEPTEMBER 2024 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION
GUIDE PRICE: £90,000 TO £110,000
VIEWINGS - BY APPOINTMENT ONLY - SATURDAY 14TH SEPTEMBER 10.00AM TO 10.30AM
A substantial parcel of freehold land located adjacent to 9a Upper High Street and fronting directly onto the highway which may have potential for planning permission to construct a dwelling house. The land extends to an area of approximately 0.2 of an acre backing onto and overlooking open pasture at the rear and has the benefit of historical evidence of having once been the site of a dwelling house and workshop. The land will be offered freehold with vacant possession and without overage.

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PLANNING

The linear frontage of the land is contained within the Harpole village Conservation Area and the boundary wall is not noted in the Conservation Area appraisal as being of any significance although the neighbourhood plan does refer generally to retaining where possible circa 19th Century brick walls. The plans attached to a conveyance dated 1929 show the presence of a dwelling house on the site, a pump, a garden and a workshop and there is photographic evidence of the existence of the dwelling house. The workshop, the remains of which are still within the site was believed to have been an outdoor beer house and it is still possible to see the location of the servery hatch. Due to the Conservation Area status of the linear frontage any planning application submitted would have to be a detailed planning application and not an outline application.



SERVICES

Main drainage, gas, water and electricity are believed to be available for connection, however purchasers should establish the availability of such services prior to submitting a bid for the property.



BOUNDARIES

The southern boundary of the site adjoins 9a Upper High Street, currently comprising a post and wire stock proof fence and the ownership and future maintenance of this boundary will be the responsibility of the owners of 9a Upper High Street. The western boundary is an existing hedge with stock proof back fence and the ownership and future maintenance of this boundary will be the responsibility of the purchaser. The boundary shown between points A and B on the conveyance plan will be the responsibility of the purchaser and the buyer will be under an obligation to erect a post and three rail pressure treated stock proof fence along this boundary within three months of the completion of the purchase.



DESCRIPTION OF THE SITE

The land is mainly down to grass having been grazed under a Farm Business Tenancy for many years and the FBT will be voided in relation to this area of grass. The south eastern frontage of the site is over grown with shrubs and

bounded by an established brick wall and includes the now derelict former workshop.

LOCAL AMENITIES

Within the village of Harpole there is a Village Store/Newsagents, The Parish Church of All Saints and The Turnpike Hotel/Restaurant. The Harpole Primary School is located in Larkhall Lane and Secondary Schooling is at Bugbrooke Campion School with private schooling available at Quinton House at Upton and Northampton School for Girls. Access to the M1 motorway Junction 16 is approximately three miles away and the main line station to Northampton London Euston is situated at Castle Station in Northampton.

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £900 (£750 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £1,800 (£1,500 plus VAT)

HOW TO GET THERE

From Northampton proceed in a westerly direction along the A4500 dual carriage way from Sixfields signposted towards the M1 junction 16. At the Kislingbury roundabout junction with Sandy Lane continue straight on along the dual carriage way and then take the first turning right signposted to Harpole. Proceed into the village along Northampton Road and then bear left into High Street and follow this road as it winds through the village leading into Upper High Street. On passing the Parish Church continue straight on and the entrance to 9a Upper High Street stands on the left hand side.

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For further information on viewing call 01604 259773