



Land At Ashmead Little Billing, Northampton, NN3 9BQ



For Auction - Guide £290,000 to £325,000

FOR SALE BY AUCTION ON WEDNESDAY 2ND JULY 2025 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £290,000 TO £325,000

VIEWINGS - BY APPOINTMENT ONLY

An attractive parcel of residential development land extending to approximately 1.1 acres with full planning permission for the construction of four individual dwellings comprising two semi detached houses measuring to approximately 1,636 square feet each and two detached houses measuring to approximately 2,000 square feet each. The land is located on the outskirts of Little Billing adjacent to the former Pearce's Leather Factory with adopted highway access and convenient for the Weston Favell Shopping Centre. The vendors have also prepared an alternative scheme for nine dwellings on the site, however this has not been submitted and is not consented.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:
www.auctionhouse.co.uk/northamptonshire

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

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SERVICES

Services are either connected and installed or available. We understand that there is a foul drain mains connected in the roadway with a 1050mm facility. The storm drains are also in situ with chamber installation. Main water and gas is available in both Ashmead and the Wellingborough Road and Western Power have overhead cables crossing the site. Buyers are however advised not to rely on this information and must check with the utilities companies for verification.



PLANNING

The consent is granted under Planning Application Reference: WNN/2022/0058 for a pair of semi detached house each with four bedrooms extending to approximately 1,636 square feet each. The two detached four bedroomed houses extend to approximately 2,000 square feet each. Copies of the plans and elevations are shown on our website within these particulars.



VEHICLE ACCESS

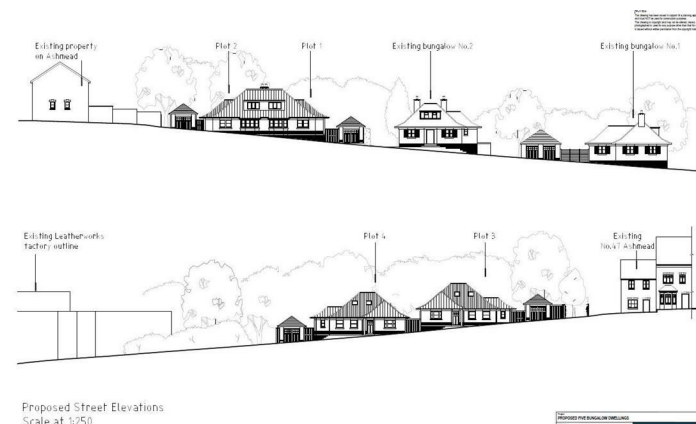
The vehicle access to the site is through Ashmead. The

vendor owns the access from the end of the Ashmead and its width is that of the road and the pavements. The narrow gated access to the site is not representative of the full width of the access.



LOCATION

The land stands on the south side of the A4500 Wellingborough Road opposite Northampton Academy School and is approached via Ashmead which is located off Little Billing Way and has a tarmac road leading into the site.



THE LAND

The land offered is bare ground having been cleared of small trees and scrub with other tall mature trees remaining including a variety of deciduous and coniferous mostly located along the south western boundary. On the eastern boundary the site abuts the former Pearce's Leather Factory offices which is a Listed Building of Significant Art Deco Design and Importance and where there is planning permission for conversion to residential dwellings and apartments.



ALTERNATIVE SCHEME

The owners have commissioned the preparation of plans for an alternative scheme showing four pairs of semi detached houses comprising eight, three bedroomed dwellings with two bathrooms each and a single detached five bedroomed house with double garage. These plans are available for inspection, however, purchasers should note this proposal has not been put forward for planning.

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 £1,200 (£1,000 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £2,400 (£2,000 plus VAT).

LOCAL AMENITIES

The Weston Favell Shopping Centre incorporating Tesco's Superstore lies approximately half a mile distant. Adjoining the Weston Favell Shopping Centre is Lings Forum Sports Complex offering a range of sporting facilities and Weston Favell Health Centre and Pharmacy. There is a bus service from the Wellingborough Road to Weston Favell Shopping Centre and Northampton. Schooling is provided for at Northampton School for Boys on the Billing Road

and Weston Favell Upper School in Booth Lane South with lower schooling at Weston Favell CE Primary School.

HOW TO GET THERE

From Northampton town centre proceed in an easterly direction along the A4500 Wellingborough Road passing Abington Park and onto Weston Favell passing The Trumpet public house on the right hand side. At the traffic light junction with Booth Lane South continue straight on through the next set of traffic lights to the Weston Favell centre. Again continue straight on along the A4500 to the roundabout junction with Little Billing Way and take the second exit right into Little Billing Way and then turn first left into Ashmead. On entering Ashmead proceed to the T junction and turn left and follow the road as it then bears right going down the hill towards the site which is approached through an open gateway.

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For further information on viewing call 01604 259773