



# Land At Redhouse Lane, Old Red House Kettering Road, Hannington, Northampton, Northamptonshire,



## Auction - Guide Price £600,000 to £650,000

FOR SALE BY PUBLIC AUCTION ON WEDNESDAY 30TH OF APRIL 2025 COMMENCING AT 11:00AM  
SALE VIA A LIVE-STREAMED AUCTION  
GUIDE PRICE: £600,000 - £650,000  
VIEWINGS - BY APPOINTMENT ONLY  
An exceptional rural development opportunity comprising land extending to just over one acre with Full Planning Permission to construct six detached houses on the site of the former Old Red House Public House now demolished. The property stands adjacent to the A43 Kettering Road outside of the north Northamptonshire village of Hannington and has the benefit of a start with the foundations to plot 4 already laid and the CIL tax paid by the vendor.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:  
[www.auctionhouse.co.uk/northamptonshire](http://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	1	1
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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## PLANNING PERMISSION

Planning permission has been granted for the construction of 6 dwellings. APPLICATION NO. DA/2018/1134 | WND/2022/0100. Work has also been carried out on the two entrances to the development site and has been inspected by the Council Official and approved. For further planning notices, please see the legal pack.



## SITE

PLOT 1: 5 bed | 202.437 Sq m | 2,179.8 sq ft  
PLOT 2: 5 bed | 202.437 Sq m | 2,179.8 sq ft  
PLOT 3: 5 bed | 168.403 Sq m | 1,812.73 sq ft  
PLOT 4: 5 bed | 172.545 Sq m | 1,812.73 sq ft  
PLOT 5: 5 bed | 172.545 Sq m | 1,857.31 sq ft  
PLOT 6: 5 bed | 172.545 Sq m | 1,857.31 sq ft  
TOTAL : 1,090.913 Sq m Sq m | 11,742.84 sq ft



## GDV

We estimate the Gross Development Value to be in the region of £3,600,000 under current market conditions. This equates to £307 per sq ft. This number will fluctuate

depending on the quality of the finish and the market conditions.



## SERVICES

We are informed that services except main drainage are available but not connected. Drainage is proposed to a private waste treatment plant on site. We advise potential buyers to investigate the availability of services and refer to the Local Authority Searches and advice from Anglian Water Authority.



## COMMUNITY INFRASTRUCTURE LEVY (CIL)

The Community Infrastructure Levy of £86,905.65 has been paid by the vendor and construction has started with footings installed for Plot 4



## 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 PREMIUM CHARGE

The purchaser will be required to pay an administration charge of £6,000 (£5,000 plus VAT)



## BUYERS ADMIN CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

For further information on viewing call 01604 259773