



# Black Barn, Wakerley Road, Harringworth

Harringworth

Guide Price £600,000





## Black Barn, Wakerley Road

Harringworth

Sitting between the picturesque and popular villages of Harringworth and Wakerley, an exciting opportunity to acquire a freehold property with full planning permission for the development of an incredible five bedroom home, extending over approximately 3,200sq. feet, with breathtaking views of the rolling Rutland and Northamptonshire countryside. Additional land is available under separate negotiation, creating a plot of up to 2.08 acres.

Tenure: Freehold

- Full Planning In Place for Luxury 5 Bed Home
- Peaceful Setting Nestled Between Harringworth and Wakerley
- Breathtaking Views Across Rolling Countryside
- Plot Approx 0.44 Acre
- Additional Land Available Under Separate Negotiation
- North Northamptonshire Council Ref: #NE/23/00739/FUL







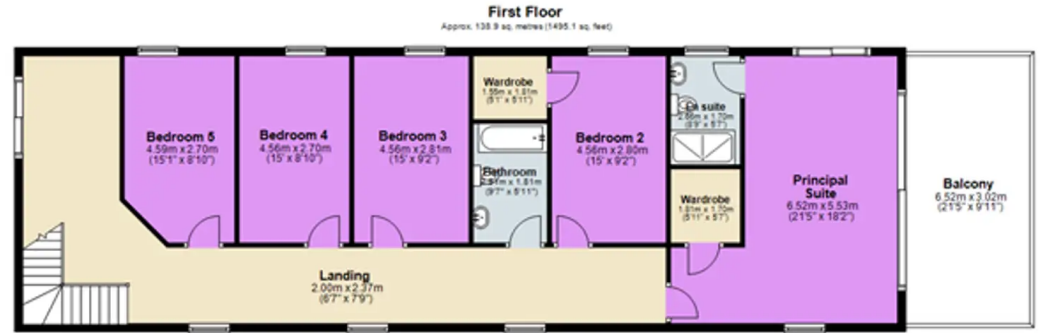
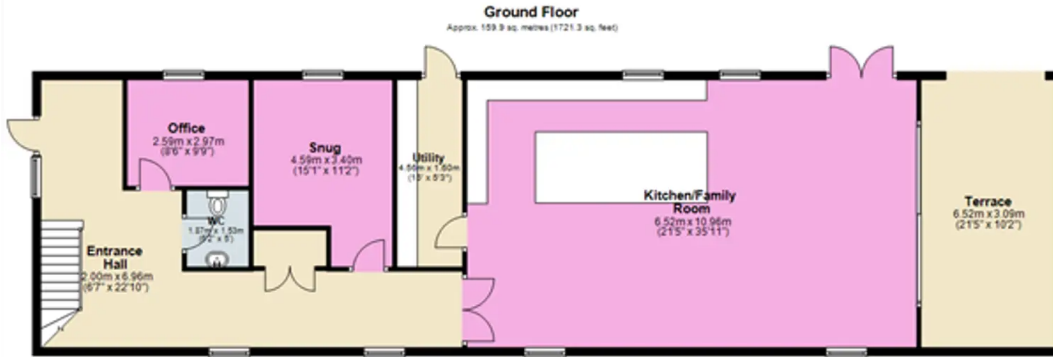












Total area: approx. 298.8 sq. metres (3216.4 sq. feet)  
The Floor Plan and the Measurements are a guide Only  
Plan produced using PlanUp





3 North Elevation  
1:100



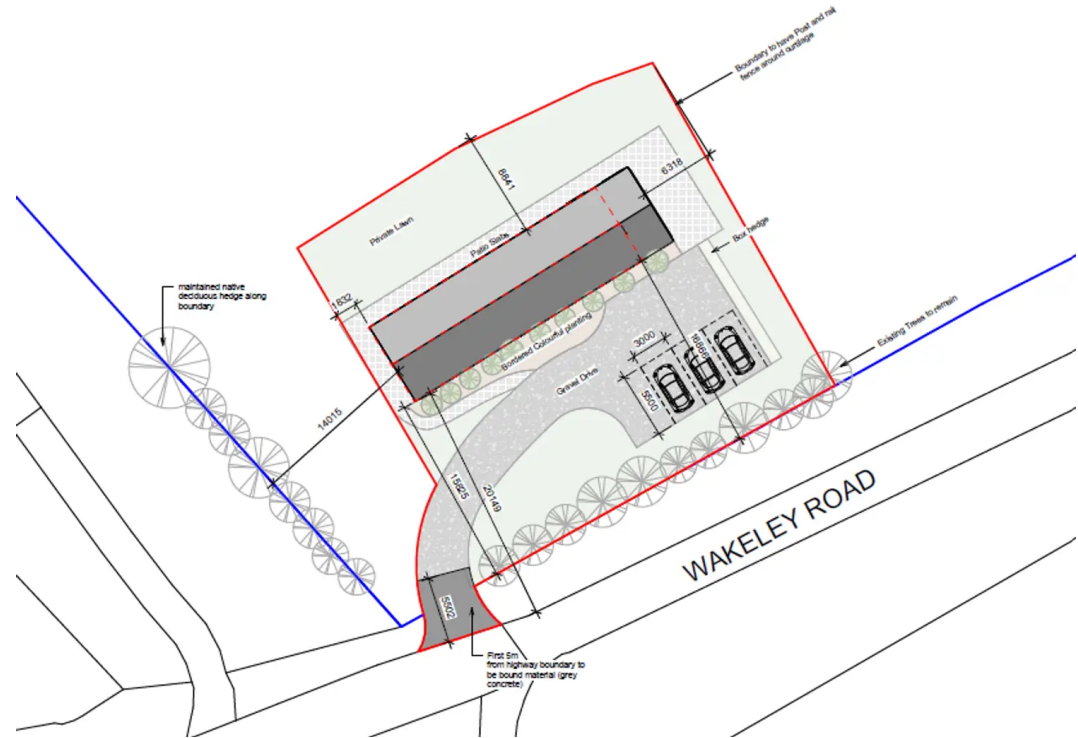
4 East Elevation  
1:100



5 South Elevation  
1:100



6 West Elevation  
1:100







## Pelham James Unique Homes

Unit 3, Saddlers Court, Barleythorpe LE15 7GH

01572 497 070 - [team@pelhamjames.co.uk](mailto:team@pelhamjames.co.uk) - [www.pelhamjames.co.uk](http://www.pelhamjames.co.uk)

*Please note, we have used rendered / virtual staging for some of the images for illustrative representation purposes only.*