

**LAND WITH DEVELOPMENT POTENTIAL
HERNE PARK/EAST ROAD
OUNDLE
NORTHAMPTONSHIRE**



Situated at the junction of Herne Park and East Road, the fenced site extends to some 143.30m² or thereabouts, with potential for a variety of Residential, Commercial or other uses, subject to planning consent.

The Site is currently vacant and subject to the growth of natural vegetation. It specifically excludes the electricity sub station.

The Site has a frontage to East Road and a return frontage to Herne Park estate road, which is privately owned and over which full vehicular rights of way will be granted

Dimensions: The Site is of irregular shape but the overall dimensions are approximately 20m x 11m or thereabouts

Area: Very approximately 143.30m² (171 sq yds) or thereabouts

Tenure: Freehold with vacant possession on completion

Services: All mains services available.

Guide Price: Offers in the region of £100,000