

for sale

guide price **£270,000**



## Land Adjoining Primrose Hill Northampton NN2 6ER

The site is a plot of land in a popular residential location in between two residential homes. The opportunity to demolish an existing garage on site and to build an four storey apartment scheme containing 6 x one bedroom apartments. Will be sold as freehold.

# Land Adjoining Primrose Hill Northampton NN2 6ER

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral.

These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Location

Primrose Hill in set just north of Northampton Town Centre on the A508, with good public transport links into Town and north into Kingsthorpe, and is located about 1 mile from Northampton Train Station.

## Planning

The site is a plot of land in a popular residential location in between two residential homes. The planning is to demolish an existing garage on site and to build a four storey apartment scheme containing 6 x one bedroom apartments.

The land will be sold as freehold. We understand that the design of the new building incorporates a communal entrance hallway servicing the stairs up and the ground floor apartments, and this communal entrance will also have rights of way access to a number of the neighbouring property's apartments.

Planning Application Ref Number N/2014/1387 was approved on

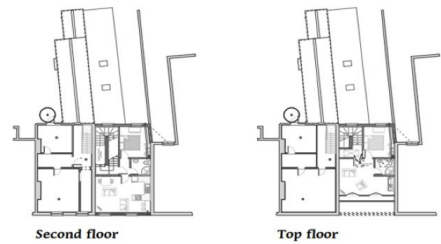


27/03/2015 for the 'Demolition of existing garage and erection of six one bedroom apartments'.

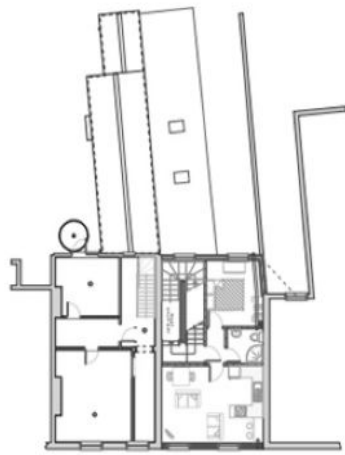
Removal of Planning Condition 7 under Ref Number - N/2017/1093 was approved 18/10/2017

Registered under Title Number NN357257

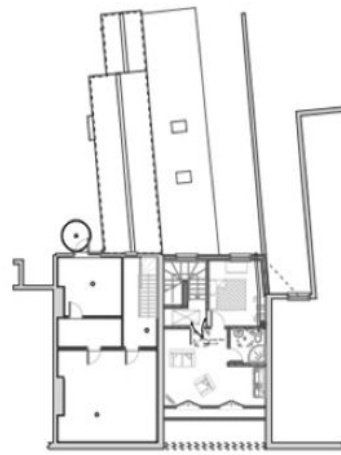
Works that have already been carried out constitute commencement of the development and therefore planning as we understand it is extant. Additional correspondence is available dated March 2018 confirming start.







**Second floor**



**Top floor**



**Ground floor**



**First floor**

To view this property please contact Connells on

**T 01604 716 655**

**E [kingsthorpe@connells.co.uk](mailto:kingsthorpe@connells.co.uk)**

87 Harborough Road KINGSTHORPE  
NORTHAMPTON NN2 7SL

Property Ref: KTP408134 - 0002

Tenure:Freehold EPC Rating: Exempt

Council Tax Band: Deleted

**[view this property online connells.co.uk/Property/KTP408134](http://connells.co.uk/Property/KTP408134)**

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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