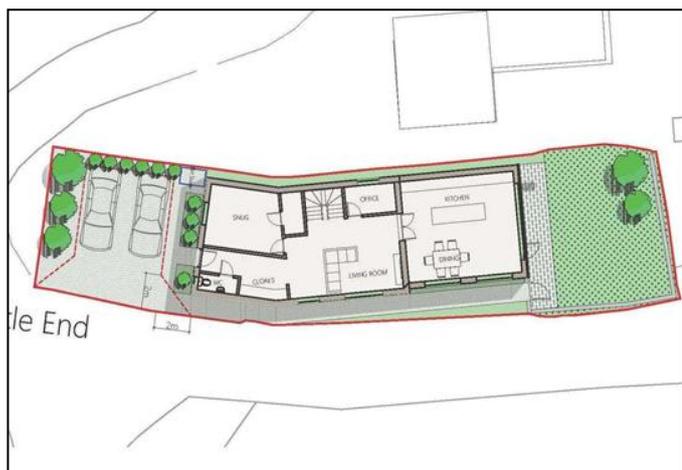


HOWKINS &
HARRISON

The Joinery Workshop, Cattle End Silverstone, Northamptonshire,
NN12 8UX

Guide Price £200,000

A rare and exciting opportunity to acquire a workshop located within the popular and well serviced village of Silverstone, with full planning permission for conversion to a single dwelling of approximately 1,786 sq ft, under reference 2024/0331/FULL. The drawings currently detail a detached property, with a kitchen/dining room, study, living room, second reception room, cloakroom, three bedrooms and two bathrooms, in addition to a rear garden and driveway parking.



Silverstone

The highly regarded village of Silverstone is located approximately 4 miles south of the market town of Towcester. Silverstone is not only famous for motor racing, but also a well serviced village which includes a local shop, post office, public house, newly built primary school and doctors' surgery along with many community based groups such as football, Brownies, WI, and gardening clubs. There is good access to the main arterial roads of the A43, A5, M1 and M40 with train services from Milton Keynes and Northampton with journey times to London Euston of approximately 30 minutes and 50 minutes respectively. Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcestrians Sports Club, golf at Silverstone and Whittlebury Hall, and of course the world-famous motor racing at Silverstone.

Agents Note

Please be advised that the Community Infrastructure Levy (CIL) will be applied to development on this site. Please visit the West-Northamptonshire Planning Portal for more information. There is an opportunity to claim self-build exemption, requiring the owner to live in the property for a minimum of three years. We highly recommend that any purchaser should check the information with the local Council, and their own legal/financial advisors, before making a commitment to purchase.

Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel:01327-353575.

Services

The following services are available to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

Local Authority - West Northamptonshire Council – Tel:0300- 1267000

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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