



Building Plot,
Park Lane,
Sulgrave,
Northamptonshire,
OX17 2RX

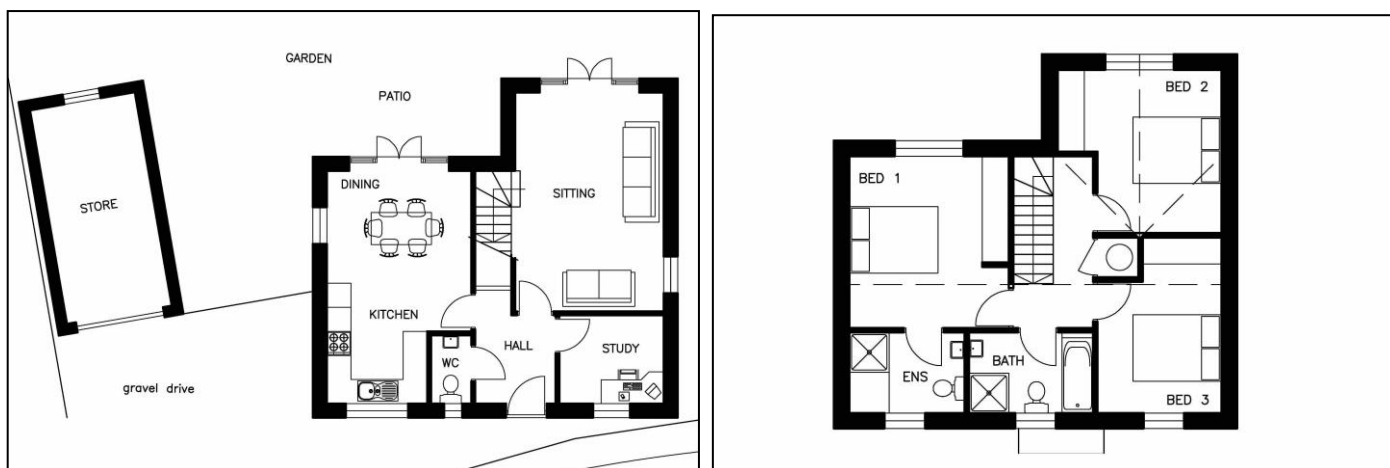
Guide Price £175,000

HOWKINS &
HARRISON

A fantastic opportunity to acquire a single building plot with Planning Permission granted by West Northamptonshire Council under reference: 2024 / 0710 / RM, for an individual detached house of 110 square meters / 1,205 square feet, plus garaging.

This would be perfect for a self-builder as the property is subject to Community Infrastructure Levy, (CIL), of approximately £30,000, a self-builder can claim exemption from this.

The location is superb, with farmland views on the edge of this highly sought after village.



The highly regarded, rural village of Sulgrave is located approximately 7 miles from Brackley, 9 miles from Banbury and 10 miles from Towcester, which all provide local shopping and high street facilities. There is good access to the M40 at junction 11. The train station at Banbury offers journey times to London Marylebone from 55 minutes and from Milton Keynes to London Euston from 35 minutes. Northampton, Oxford and Milton Keynes are all within convenient commuting distance.

More locally, the village benefits from a pub, a shop and post office, and a church, with its rural location affording its residents the opportunity to slow down, walk the dog and take in the countryside views.

Schooling options are wide, with primary age children attending Culworth Primary School, and secondary options at Chenderit in Middleton Cheney, and Magdalen College School in Brackley. There is a range of independent schools in the area including the Carrus School near Banbury, Winchester House in Brackley, Stowe School and Akeley Wood School.

Sporting activities in the area include golf at Whittlebury Hall and Silverstone, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course motor racing at the world famous Silverstone race circuit.

Floorplan: Howkins & Harrison provide these plans for reference only - they are not to scale.

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

Fixtures and Fittings: Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services: The following services are available available to the plot: 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.

Howkins & Harrison

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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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