



Plot 2, 13 Hartwell Road, Road, Northamptonshire, NN7 2NT

Guide Price £275,000

A rare opportunity to acquire one of a pair of building plots to construct a substantial, bespoke, family home with full planning permission, granted by West Northants Council on 4th July 2024 under reference 2024/1544/FULL. Plot 2 being 310 sq mts / 3,336 sq ft. The plot is accessible, level, well located in the centre of this popular village, with all mains services adjacent.

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Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX



RICS

ROADE

Roade lies on the A508 which links Northampton to Milton Keynes and is 2 miles south of junction 15 of the M1, 5 miles south of Northampton, 6 miles north east of Towcester, and 12 miles north of Milton Keynes. The village benefits from a recently opened bypass to the west of the village. Train stations can be found at Northampton and Milton Keynes offering services to London Euston.

The village has a pub and several shops in the High Street including a main post office, gift shop, garage and store, chemist, doctors' surgery, primary and secondary schools.

Sporting activities in the area include golf at Collingtree, Silverstone and Whittlebury Hall, country walks and bridleways at Salcey Forest, watersports at Pitsford Reservoir, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit.

GENERAL DESCRIPTION

Situated in the centre of the well serviced & highly regarded village of Roade is this exciting opportunity to purchase a building plot, with full Planning Permission, to construct a substantial, bespoke family homes of 310 sq mts / 3,336 sq ft, laid out over three floors, with five / six bedrooms, four bathrooms, large live-in kitchen, various reception rooms, driveway, double garage and gardens.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The site is liable for CIL, we understand the charging rate to be £281.18 per sq mt, therefore the potential liability for Plot 2 is £87,165. There is an opportunity to claim a self-build exemption on one, or other, or both plots, requiring the owner to live in the property for a minimum of three years. We recommend that any purchaser should check the information with the local Council, and their own legal / financial advisors, before making a commitment to purchase.

AGENTS NOTE

Please note: The properties will be served by the construction of a new access road leading from the Hartwell Road, the cost of which will be borne by the two plots proportionally.

FLOORPLAN

Howkins and Harrison provide these plans for reference only - they are not to scale.

LOCAL AUTHORITY

West Northamptonshire Council
The Forum, Moat Lane
Towcester, NN12 6AD

VIEWING ARRANGEMENTS

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

SERVICES

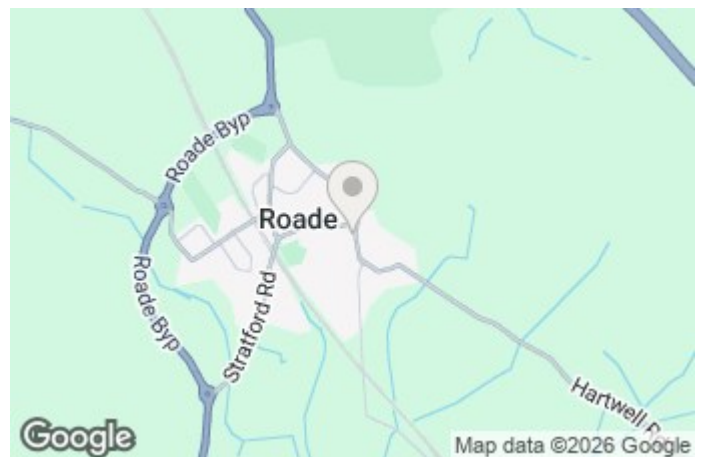
All mains services available

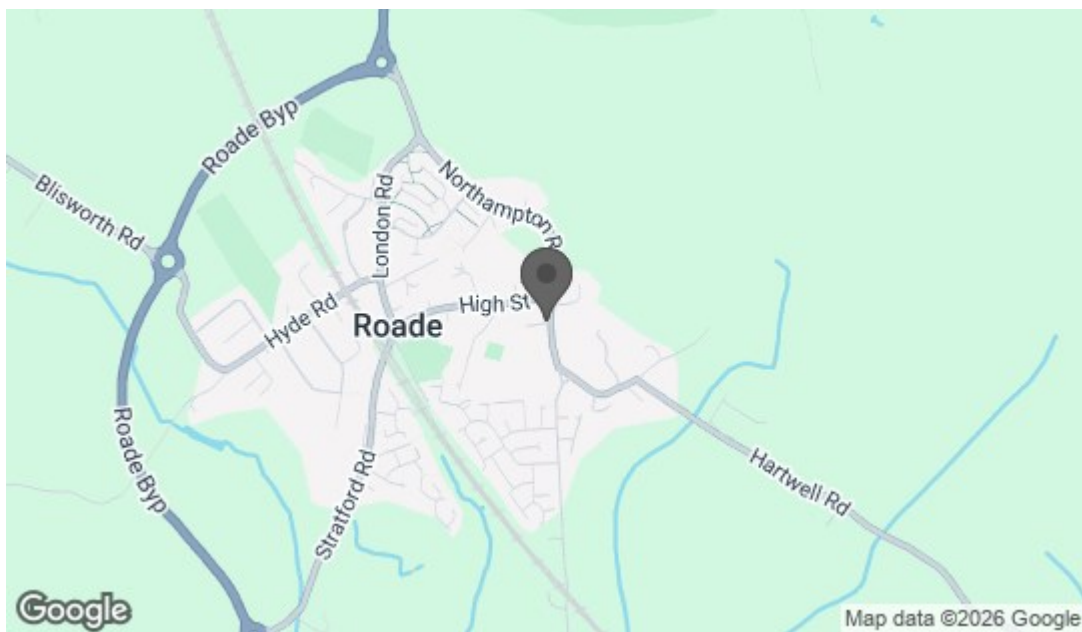
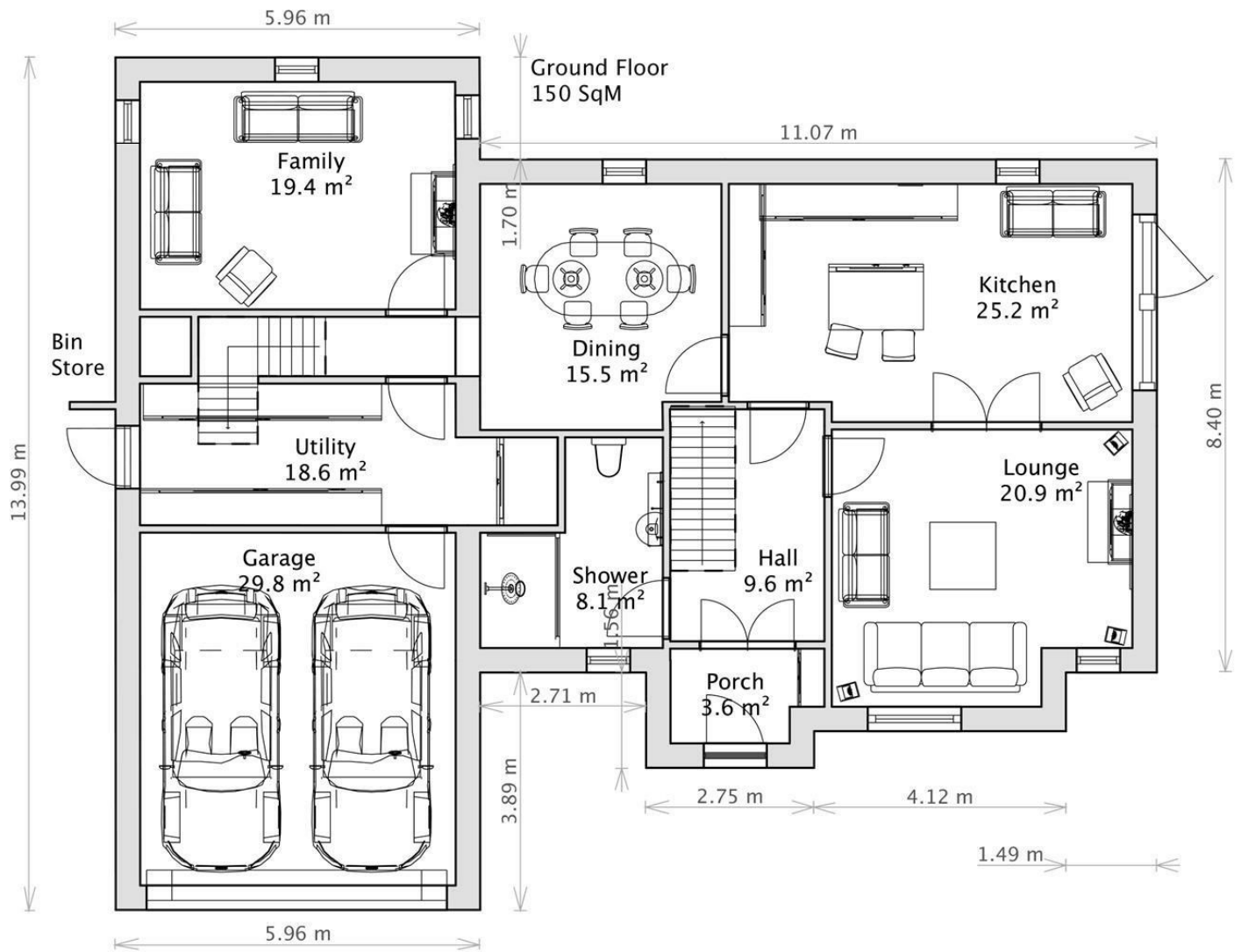
None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the

appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

IMPORTANT NOTICE

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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