

GARAGE /
STORAGE BUILDING



BROUGHTON

West Street, Cransley Hill, Broughton, NN14 1NB



DAVID COSBY
ESTATE AGENTS



Broughton

West Street, Broughton, NN4 1NB

Total GIA (Including Garage) Approx. 52 sqm (560 sqft)

Features

- Substantial detached garage/storage building
- Modern portal frame construction
- Approx. 52 sqm gross internal area
- Manual roller shutter access
- Built-up residential setting
- Existing authorised private garage use
- Scope for redevelopment, subject to planning
- Offered for sale subject to probate

Description

A substantial detached garage/storage building of modern portal frame construction located within a built-up residential area of Broughton.

The building comprises a steel portal frame clad with profiled steel sheeting in a green Plastisol finish beneath a profiled roof incorporating translucent rooflight panels. It provides a practical open-plan lock-up space extending to approximately 52 sqm gross internal area, with a portal height of approximately 3.78 m, a tamped concrete floor and vehicular access via a manual roller shutter door.

The structure is presented in good condition and occupies a convenient position within an established residential setting.

The property is currently authorised and restricted for use as a private garage. However, purchasers may wish to consider whether there is any longer-term potential for alternative use or redevelopment, subject to the grant of the necessary planning permission and any other required consents.

A SUBSTANTIAL DETACHED GARAGE/STORAGE BUILDING OF MODERN PORTAL FRAME CONSTRUCTION, EXTENDING TO APPROX. 52 SQM WITH ROLLER SHUTTER ACCESS, SITUATED IN A RESIDENTIAL PART OF BROUGHTON.



Location

The property is situated on West Street, Broughton, to the rear of 34 Cransley Hill, within a built-up residential part of the village. The surrounding area comprises a mixture of detached and semi-detached houses, together with garages, outbuildings and private gardens, giving the site a settled residential character.

Broughton is a well-regarded Northamptonshire village lying to the east of Kettering and providing a range of local amenities and day-to-day facilities. The property occupies a convenient village position and is well placed for access to the centre and surrounding residential areas. The village is also well located for access to the wider road network, including the A14, which provides good communications to surrounding towns and commercial centres. Kettering lies a short distance away and offers a broader range of shopping, leisure and professional services.

Kettering also provides mainline rail services to London St Pancras, making the area convenient for wider travel. Overall, the property occupies a practical residential position within a popular village setting, with good access to both local facilities and the surrounding area.

Property Information

Local Authority: North Northamptonshire Council

Services: No mains services currently connected

Council Tax: N/A **EPC:** N/A **Tenure:** Freehold

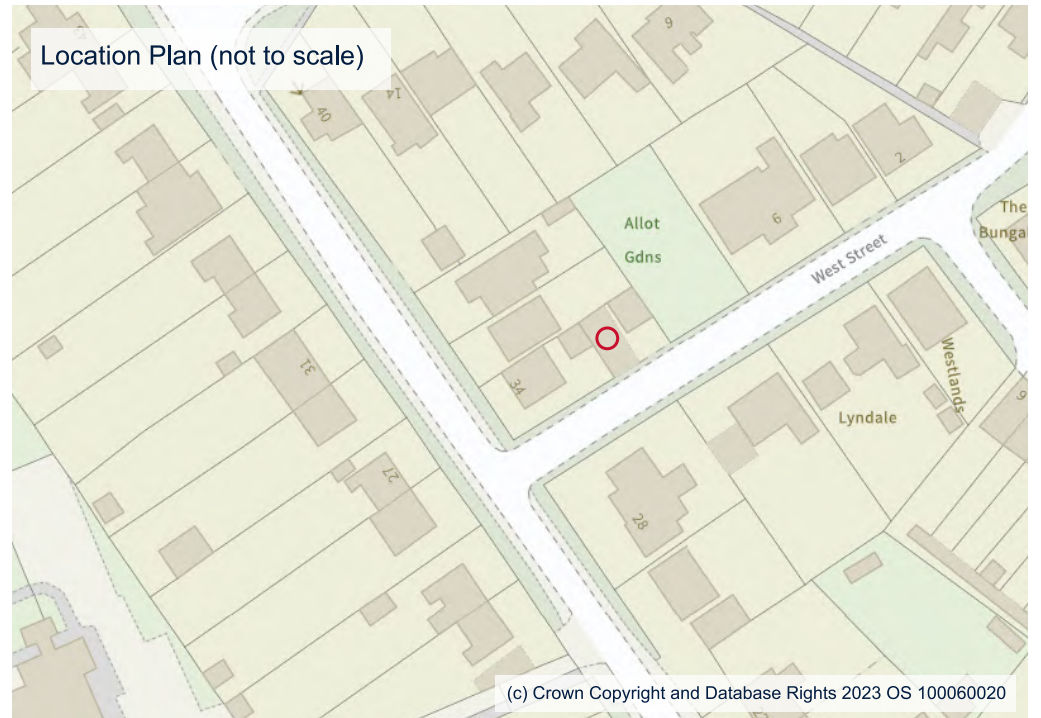
Agent's Note

This property is being sold on behalf of the executors of an estate. We are advised that the probate application has been submitted, and sale completion cannot take place until the grant of probate has been issued. The property is vacant and offered with no onward chain.

Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars, complete accuracy cannot be guaranteed, and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises nor tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.

Please note that upon acceptance of an offer and in compliance with Anti-Money Laundering (AML) legislation we will need to undertake proof of identity and source of funds checks for each purchaser at a cost of £25 per person.



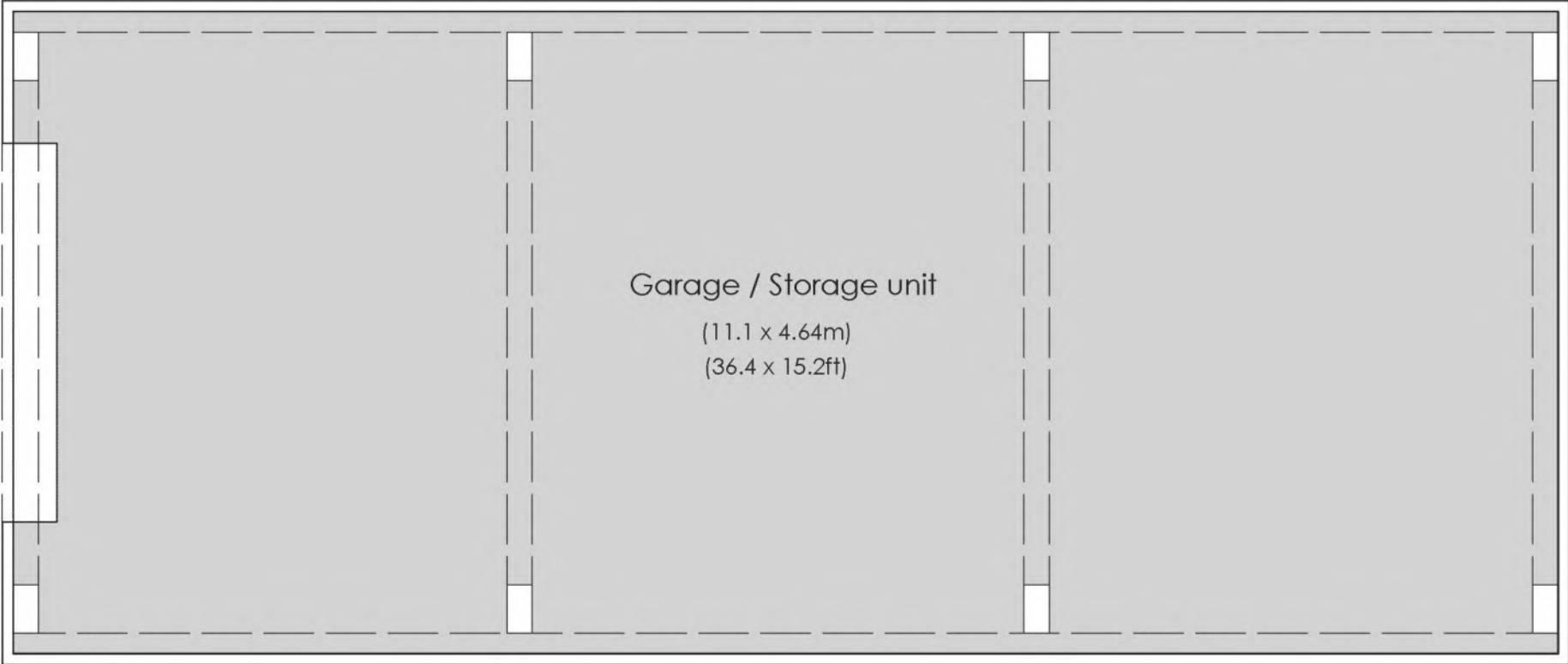
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Garage / Storage Unit, Broughton Kettering, NN14

Approximate GIA (Gross Internal Area) = 52 sqm (560 sqft)



David Cosby Chartered Surveyors & Estate Agents
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



FLOOR PLAN GIA = 52 sqm (560 sqft)





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