



**Plot 2, 45 High Street,  
Syresham,  
Northamptonshire,  
NN13 5HL**

**Guide Price: £245,000**

**HOWKINS &  
HARRISON**

A rare and exciting opportunity to acquire a self build plot, or a pair of plots, located in an enviable position within the popular and well serviced village of Syresham.

**Plot 2:** Outline planning permission has been granted for a single detached dwelling of up to 2,476 sq ft, under planning reference 2025/2213/OUT.

Please note, as part of the consent there is a Unilateral Undertaking that requires the householders that first occupy the dwelling to demonstrate a local connection. For further details, please contact the agent.



## Syresham

The highly regarded village of Syresham is located approximately 7.5 miles south-west of the market town of Towcester and 4 miles from Brackley. The village is well serviced with a post office and village store, public house, primary school and church.

There is good access to the main arterial roads of the A43 and M40 with train services from Milton Keynes and Banbury or Bicester with journey times to London Euston of approximately 30 minutes and 1 hour 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, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.

## Viewing Arrangements

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

## Local Authority

West Northamptonshire Council – 0300 126 7000

## Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire, NN12 6BT

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