



Residential Development Site

Little Field, 84 London Road, Daventry, Northamptonshire, NN11 4EA

HOWKINS &
HARRISON

Residential Development Site

Little Field at 84 London Road, Daventry, Northamptonshire, NN11 4EA

Guide Price: £300,000

Introduction

A unique development opportunity to acquire a residential development site with extant full planning approval for the construction of 2 two storey blocks to form 10 two-bedroom apartments with 12 associated off-road parking spaces on the outskirts of Daventry.

Features

- Development opportunity
- Full Planning permission for 10 x 2 bed Apartments
- Sought after location
- Freehold residential site
- Planning Reference DA/2006/0325
- 12 parking spaces

Location

The property is situated in between Western Avenue and London Road (B4038) in Daventry, adjacent to the Shell Petrol Station. Its primary strength lies in its strategic location within Daventry, a growing market town experiencing sustained housing demand. The site benefits from excellent road frontage.

The site also benefits from good access to amenities. Residents would be within easy reach of Daventry town centre, offering a comprehensive array of supermarkets, retail outlets, and essential services, alongside diverse dining and leisure options. The M1 motorway, which connects London with Leeds, is located approximately 5.3 miles to the north of the Property.

By road, the Property is located approximately 14 miles west of Northampton, 20 miles southeast of Coventry, 35 miles south of Leicester, 41 miles southeast of Birmingham and 76 miles northwest of London. Long Buckby railway station is situated approximately 4.3 miles to the northeast of the Property. From Long Buckby there are direct services to Birmingham International (42 mins), Birmingham New Street (52 mins) and London Euston (1 hour 21 mins).



NOTES
DA/2006/0325
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Description

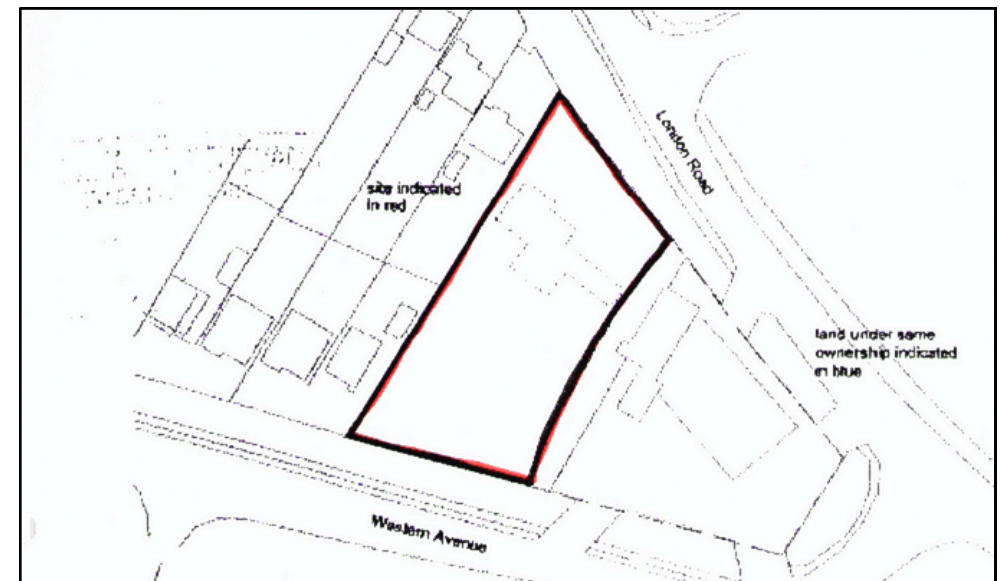
The site extends to approximately 0.48 acres edged red on the below plan. The plot comprises unmanaged scrubland, accessed via two overgrown entrances to the north (onto London Road) and south (onto Western Avenue).

The approved planning permission was for the demolition of an existing dwelling and the construction of 2 two storey blocks to form 10 two-bed apartment, each with a GEA of approximately 830 sq.ft according to the approved plans.

Planning

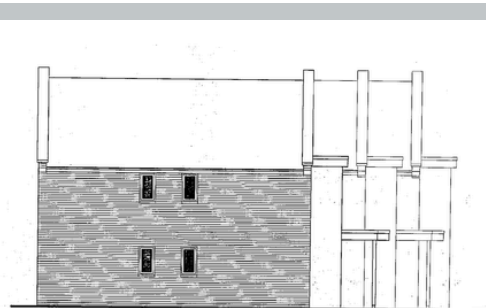
The full planning permission can be viewed on the West Northamptonshire Planning Portal with the reference number DA/2006/0325. There are a number of conditions attached to the outline planning permission and it is the responsibility of the purchaser to ensure they are familiar with these conditions.

The aforementioned planning permission is now extant, benefiting from a Lawful Development Certificate for lawful commencement of the aforementioned planning permission (REF: DA/2020/0844).





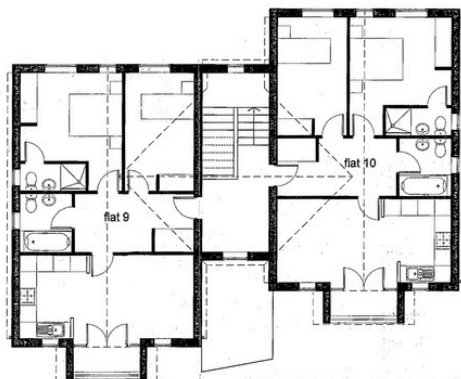
proposed south-west elevation



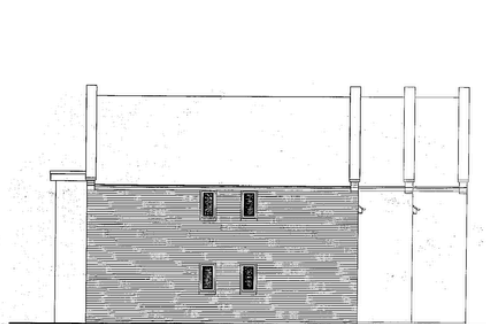
proposed south-east elevation



proposed north-east elevation



proposed first floor plan



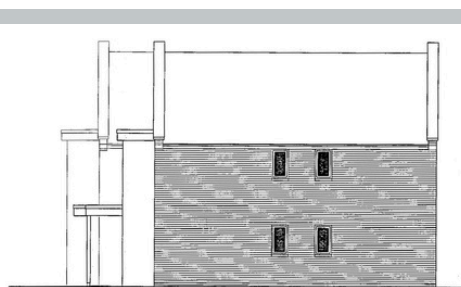
proposed north-west elevation



proposed first floor plan



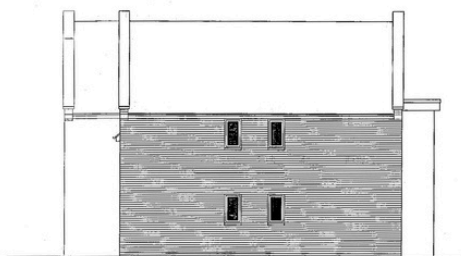
proposed ground floor plan



proposed ground floor plan



proposed north-east elevation



proposed north-west elevation



proposed south-west elevation



Services

Purchasers should note that it is their specific responsibility to make their own enquiries to the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services. The cost of providing such services to the site will be at the purchasers own expense.

VAT

Howkins & Harrison LLP stipulate that the Guide Price is stated exclusive of VAT whether or not payable, which we understand is not payable on the purchase of this property.

Method of Sale

The land will be available for sale by private treaty

Rights of Way/Encumbrances

We have assumed that full rights of access are enjoyed and that no third parties enjoy any rights over the property. It is assumed that the property is not subject to any onerous or unusual covenants. Your solicitors should confirm that there are no onerous restrictions or obligations as part of the due diligence process.



Tenure

The site is offered for sale freehold.

Plan, Area and Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions.

The plan is for identification purposes only.

Legal Costs

Each party to bear their own legal costs incurred in documenting the transaction.

Anti Money Laundering Regulations

To enable us to comply with Money Laundering Regulations we need to verify the buyer's identity before proceeding with a sale. We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.

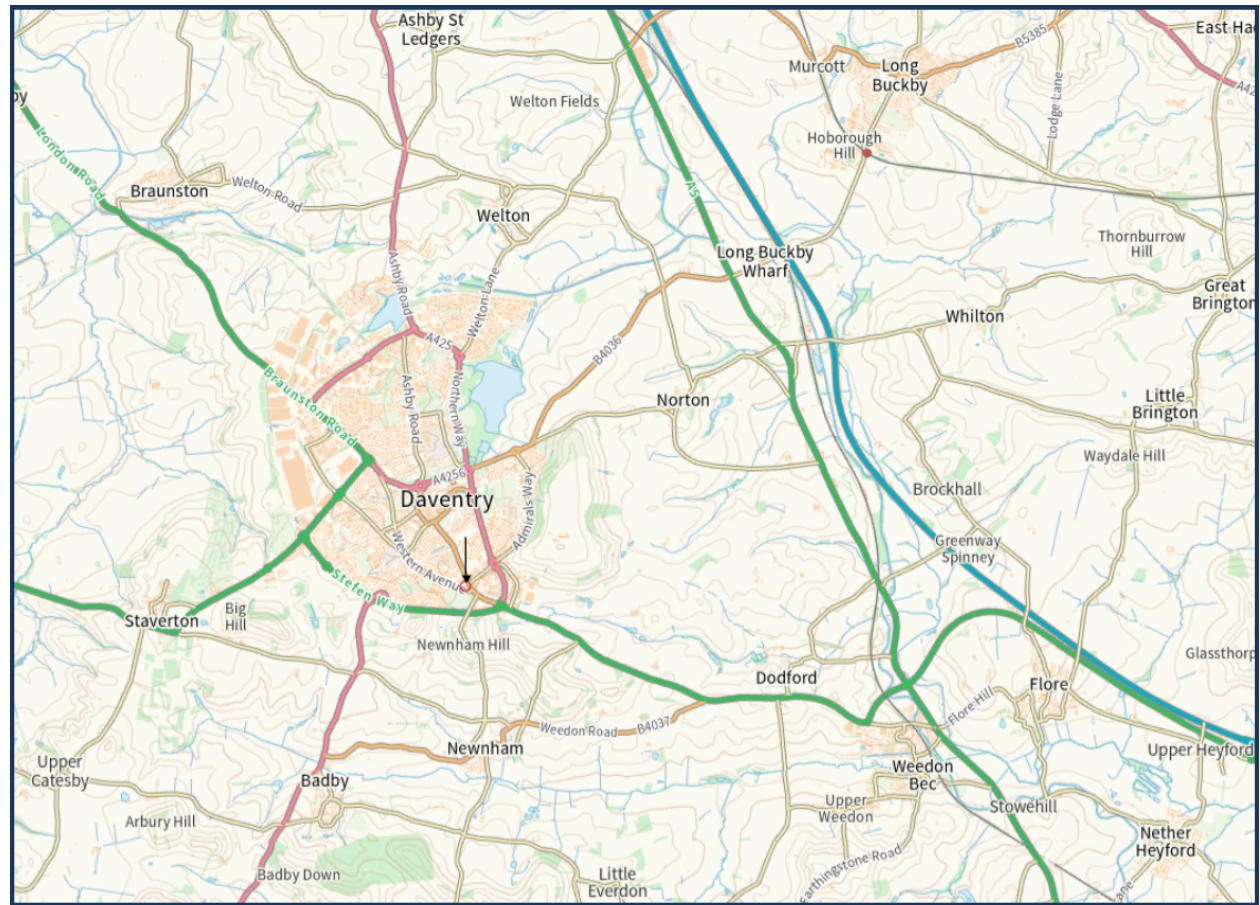
What3Words:

London Road Entrance: ///kitchen.confining.skid

Western Avenue Entrance: ///soups.promise.rent

Viewing

Viewings strictly by prior appointment with sole agents Howkins & Harrison LLP. Please contact Alex Brown on: alex.brown@howkinsandharrison.co.uk or 01788 564680.



Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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