



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

**Guide Price: £250,000**

**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 Towcestersians 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

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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.

