



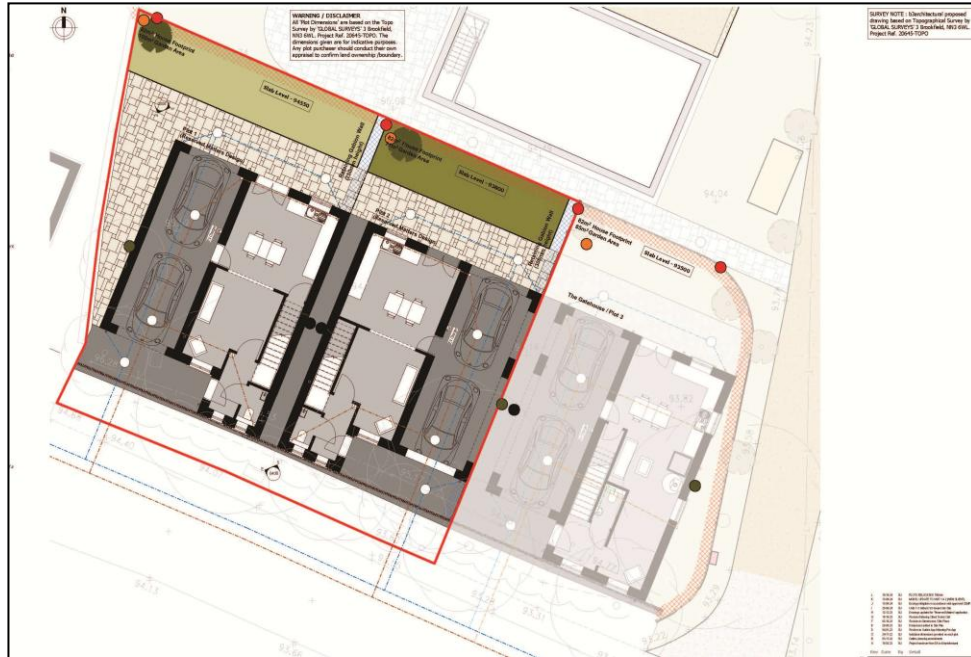
Plot 1 - Guide Price: £160,000
Plot 2 - Guide Price: £160,000

**HOWKINS &
HARRISON**

**Bakers Lane, Shutlanger,
Northamptonshire, NN12 7RT**

An exciting opportunity to acquire a self build plot, or a pair of plots, situated within the popular village of Shutlanger. Full planning permission has been granted for a 1,350 sq ft detached, three bedroom, three bathroom, three storey property, including a car port. The outline planning permission was granted under WNS/2022/0310/OUT and the reserved matters under 2024/4127/RM.

The site is liable for CIL, we understand the liability per plot is £32,880. 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.



Shutlanger

The desirable village of Shutlanger is situated about nine miles south of Northampton, with easy access to the A5 to Towcester and Milton Keynes and the A508 Northampton to Stony Stratford road, next to Stoke Bruerne. Road communications are good with junction 15 of the M1 some five miles to the north. There is a rail service from Northampton and Milton Keynes to London (Euston).

In the village there is a public house, with a primary school in the neighbouring village of Stoke Bruerne through which the Grand Union Canal runs and where there is the Waterways Museum and Canal Side public houses and restaurants. Educational facilities are well served in the area with secondary education available in the village of Roade which has a school bus.

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

Services: The following services are available adjacent to the plot electricity, water and drainage. 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 services.

Howkins & Harrison

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

Telephone 01327 353575
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

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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