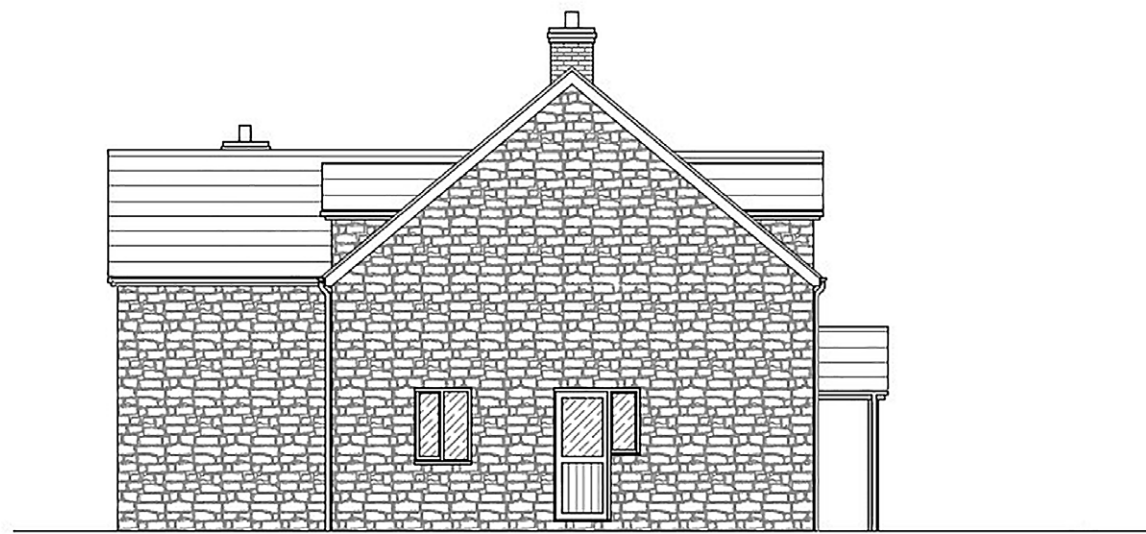
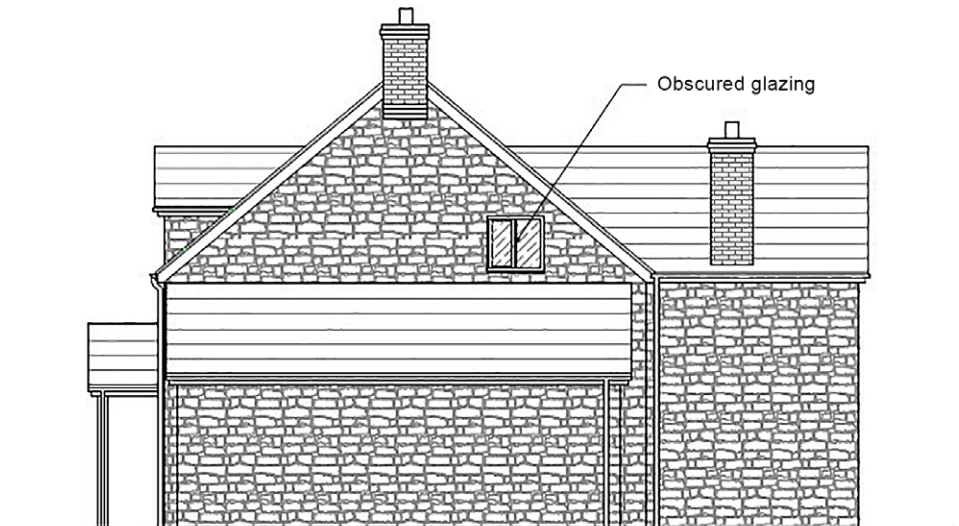




SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

Dressed stone facing

# DEVELOPMENT PLOT - 4 BEDROOM HOUSE

The Green, Nether Heyford, NN7 3LE

**BROWN & CO**

## LARGE DEVELOPMENT PLOT THE GREEN, NETHER HEYFORD, NN7 3LE

### Four Bedroom Detached House with Garage

Planning Consent Granted | Desirable Village | 0.273 Acre Site

### FOR SALE BY PRIVATE TREATY

### LOCATION

The Development Plot is located in the centre of the village of Nether Heyford, north of Bugbrooke Road and east of Middle Street. Nether Heyford is located in South Northamptonshire, 6 miles west of Northampton and 6 miles south-east of Daventry.

The village has extensive facilities, including one of the largest greens in the country, two pubs, two churches, village hall, hairdressers, butchers, shop and a Primary School.

The site is located in a residential area, offset from the public highway. The plot is shown red on the attached plan.

### DESCRIPTION

The site comprises approximately 0.273 acres of grass that is accessed through a well-kept paved driveway. It has well fenced boundaries and will provide a large garden to compliment the house.

The planning consent reference is S/2018/0091/FUL. Full details can be found on the South Northamptonshire District Council website. The planning permission is for a four bedroom detached house complete with a garage and a large open plan Kitchen/Living area.

### SERVICES

There are no services currently connected to the property.



### ACCESS

Access is off Bugbrooke Road, via a right of way, over land belonging to adjacent houses. The right of way is for all purposes at all times (shown blue on the attached plan).

### TENURE & POSSESSION

Vacant Possession will be granted upon completion.

### METHOD OF SALE

The property is For Sale as a whole by Private Treaty.

### WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is offered for sale subject to all existing rights including rights of way, whether public or private, light, support, drainage, water, gas, electricity supplies, and mineral rights, easements, quasi-easements or wayleaves whether or not referred to in these particulars.

The property will benefit from a right of way from Bugbrooke Road to the subject property, as shown by the blue line on the attached plan.

### LOCAL AUTHORITY

South Northamptonshire Council | 01327322237

### VIEWING

Viewing is strictly by appointment with Brown&Co.

Will Gasson | William.gasson@brown-co.com | 01295 273555

### ANTI MONEY LAUNDERING LEGISLATION

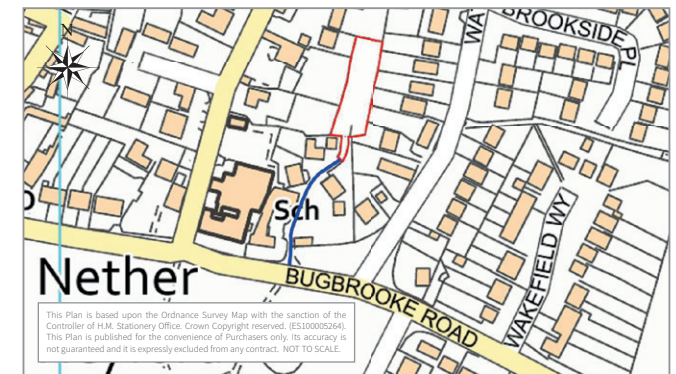
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

### PLANS, AREAS & SCHEDULES

Plans included within these particulars are for identification purposes only and shall not form part of any contract or agreement for sale.

### GENRAL REMARKS & STIPULATIONS

These particulars are Subject to Contract.



### IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in July 2019.

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**BROWN & CO**