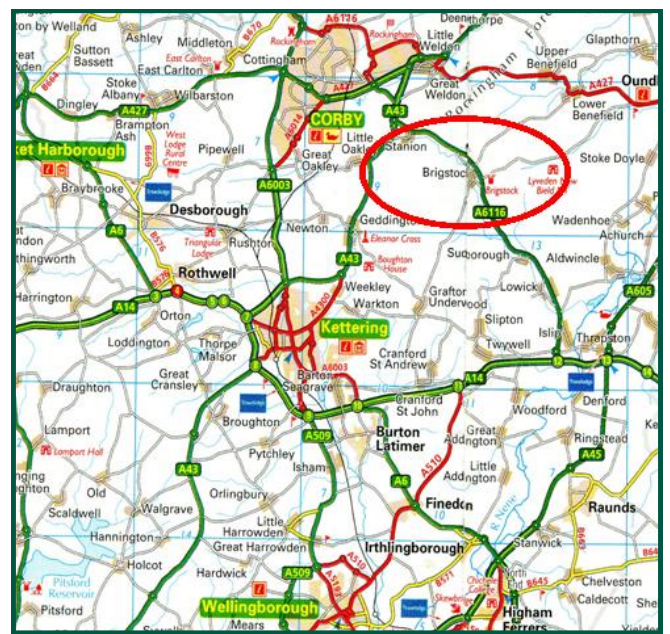
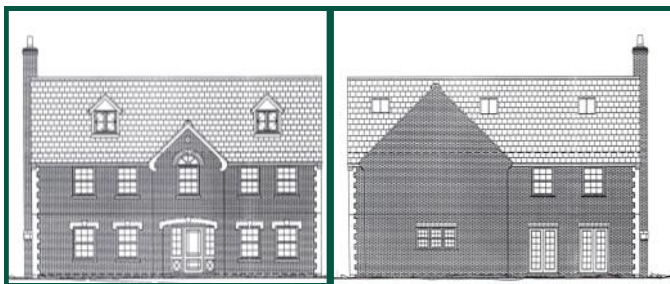
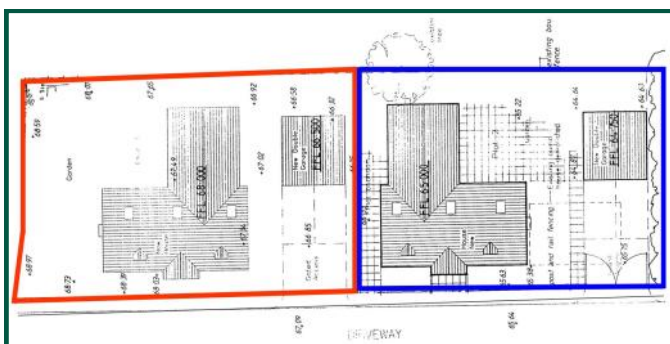




PLOTS 1 & 2 • THE OLD PUMP HOUSE • STANION ROAD BRIGSTOCK • KETTERING • NN14 3HW

Two adjacent building plots with the benefit of detailed planning consent for the construction of a detached dwelling on each plot.



42 Headlands, Kettering, Northamptonshire, NN15 7HR

Tel: 01536 412464 Fax: 01536 482517

www.berrybros.com

- Two plots
- For sale by private treaty as a pair or individually
- Detailed planning consent for a detached dwelling on each plot
- Approximate gross internal area of each property 2,800 ft² (260 m²)
- Up to 6 bedrooms
- Detached garage
- Village location
- Mainline station at Kettering, 8 miles
- Good road links to A43, A14 and A427

Location

The conservation village of Brigstock is situated between Kettering (8 miles), Thrapston (5 miles), Oundle (6 miles) and Corby (5 miles). The A6116 bypasses the village and provides a convenient link to the A43, A14 and A427.

There are railway stations at Corby and Kettering the later being a mainline station (approximately 55 mins St Pancras).

Brigstock also benefits from a range of local amenities including a highly regarded primary school, a village store, paper shop, a sports field including a cricket club, village hall, doctors surgery, two public houses, a notable Saxon church and a chapel.

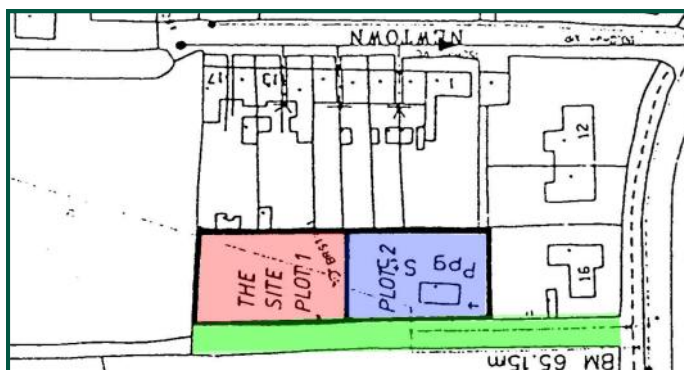
The Plots

Plot 1 is shaded red and Plot 2 blue, on the plan on the front of these particulars.

Plot 1 measures 28.8 m x 17.8 m, 512 m² (0.12 acre)

Plot 2 measures 28.0 m x 17.8 m, 498 m² (0.12 acre)

All dimensions and areas are approximate



Situation and Access

The two plots benefit from a right of way for all purposes, including services, over a new access drive over the land shaded green. Construction of the drive has commenced and will be finished with brick paviors.

Planning Consent

Full planning consent was granted for Plot 1 under reference EN/02/00802/FUL on 29 May 2003 and Plot 2 under reference EN/02/00318/FUL on 30 July 2003. Both consents have been activated by casting the foundations for the detached garages, which we understand was carried out in April 2008

The approved plans are for two similar three-storey dwellings, which comprise up to six bedrooms (one en suite), two bathrooms, kitchen/breakfast room, living room, dining room and study. The approximate gross internal area of each dwelling is 2,800 square feet.

The planning documents are available to view at the Agent's offices, the Local Authorities offices, or from the Local Authorities website under the following links:

Plot 1 - http://publicaccesssrv.east-northamptonshire.gov.uk/PublicAccess/tdc/DcApplication/application_detailview.aspx?caseno=H27WDPOB3000

Plot 2 - http://publicaccesssrv.east-northamptonshire.gov.uk/PublicAccess/tdc/DcApplication/application_detailview.aspx?caseno=GU8Y8SGOB3000

Special Conditions

The purchaser of Plot 1 will be required to erect a proof of boundary fence along the boundary between Plots 1 and 2.

Services

Service pipes and ducts will be laid to each plot as part of the construction of the access drive. We are advised that all mains services are available to these plots. Prospective purchasers may wish to seek further information from the relevant service providers.

Useful contact details are:

Anglian Water 01522 341710
Central Networks 08450 727270
Transco 0845 6056677

Local Authority

East Northamptonshire Council, Cedar Drive,
Thrapston, Northamptonshire NN14 4LZ
Telephone 01832 742000
Web: <http://www.east-northamptonshire.gov.uk/>

Architect

John Wythe, Wythe Holland Partnership,
Unit 6, Messenger Centre
Crown Lane, Tinwell, Stamford, PE9 3UF

Solicitors

The solicitor acting for the vendor will be:-
Mr S Cowley, Cowley Di Giorgio & Co,
63 Harpur Street, Bedford MK40 2SR
Telephone 01234 218171

Viewing

Viewing of the property is strictly by appointment with the agent

Grid Ref SP 946 859

Ref KA230

IMPORTANT NOTICE

The property being open to inspection, the purchasers shall be deemed to have full knowledge of the whole and the state and condition thereof and as to the ownership of any tree, boundary or any part of the property.

Berrys give notice to anyone who may read these particulars as follows:-

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any service or facilities are in good working order.
4. Any areas measurements or distances referred to herein are approximate only.
5. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.
6. The vendors do not make or give and neither agent nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to the property.

KA304