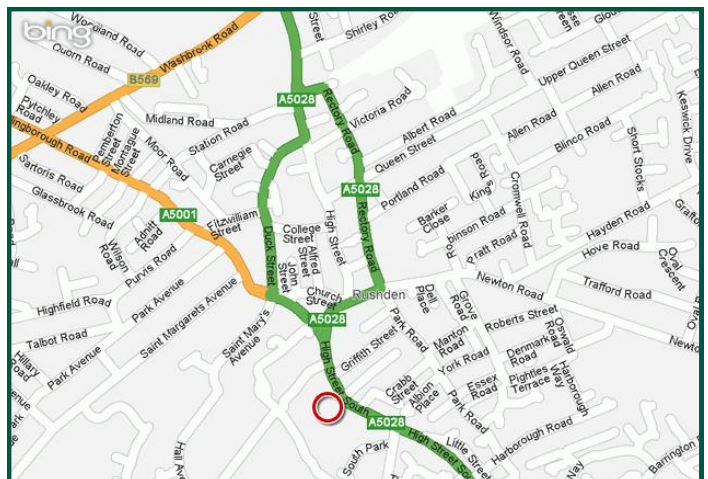


HIGH STREET SOUTH • RUSHDEN NORTHAMPTONSHIRE • NN10 0QX

A residential development opportunity with detailed planning consent for 6 units on a site of approximately 0.11 acres.

The property is presented for sale by private treaty as a whole.



42 Headlands, Kettering, Northamptonshire, NN15 7HR

Tel: 01536 412464 Fax: 01536 482517

www.berrybros.com

HIGH STREET SOUTH • RUSHDEN • NORTHAMPTONSHIRE

Location

Wellingborough 5 miles, Kettering 11 miles, Bedford 13 miles, Northampton 15 miles

The site is located on High Street South in the busy town of Rushden and backs onto the grounds of Rushden Hall.

The town benefits from very good transport links, with the A6 and A45 providing easy access to the regional centres of Bedford and Northampton (M1 motorway). The area also benefits from an excellent public transport service with the mainline railway station at Wellingborough linking to London St Pancras International in approx 55 minutes.

The Site

The site extends to approximately 0.11 acres and currently consists of a semi-detached stone property with parking and garage to the side and garden to the rear.

The existing accommodation consists of a kitchen, living room and conservatory on the ground floor, and two bedrooms and a bathroom on the first floor.

As part of the planned development of the site, the single storey rear extension containing the kitchen would be demolished. The kitchen would then be relocated into the large living room. The first floor accommodation will remain the same. The approximate floor area would be 60m².

There is also planning consent for the erection of two further buildings on the site, as follows:

Block A

Block A will provide two further apartments joined to No.48, both providing one bedroom, an open plan living room with kitchenette, and bathroom. Both units will have a net internal area of approximately 36m².

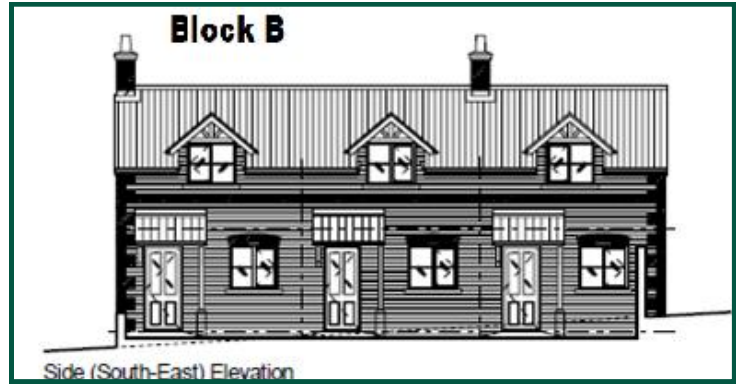


Block B

Block B will provide three identical terraced townhouses each comprising of a living room, kitchenette and WC on the ground floor, and a bedroom with ensuite on the first floor. The net internal area of each unit will be approximately 40m². Each unit will also benefit from a small area of garden to the front of the property.

Situation, Access & Rights

The existing access off High Street South is to be moved slightly in order to facilitate the development. There are no third party rights over this property.



Services

We understand that services are already brought up to the site and provide mains water, gas, electricity and mains drainage to the house.

Planning Consent

Planning Consent was awarded on the 23rd June 2009 following appeal, for the construction of 2 one bedroom apartments adjoining No. 48 High Street, and the construction of 3 one bed townhouses in the rear garden, under appeal reference APP/G2815/A/09/2100818. The application was originally made on 18th August 2008 under reference EN/08/01595/FUL.

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

http://publicaccesssrv.east-northamptonshire.gov.uk/PublicAccess/tdc/dcapplication/application_detailview.aspx?KEYVAL=K6IF2YGO06400&module=P3&hidereturn=true

Local Authority

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

Directions

From the A6/A45 roundabout take the exit onto the A5028 towards Rushden town centre. Follow the one way system onto Rectory Road and back on to the A5028 High Street South. The property will be on your right after approximately 200 meters.

Solicitors

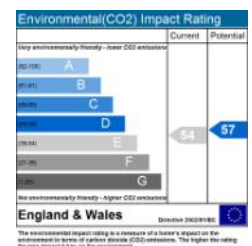
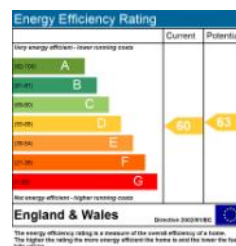
J Gerrard Allen Solicitors, 4 High Street, Olney, Buckinghamshire MK46 4BB.

Architect

The dwelling was designed by local architectural consultant MWS Architectural & Design Consultants of 4 Hillside Road, Market Harborough LE16 7PG

Viewing

Viewing by prior appointment with the Sole Selling Agents only



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.

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