

BERRYS



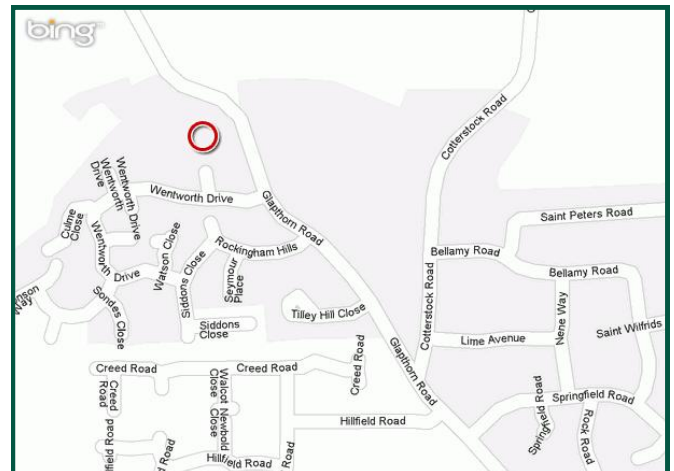
Property and Business



GLAPTHORN ROAD • OUNDLE • NORTHAMPTONSHIRE • PE8 5BA

A residential development opportunity on approximately 0.23 acres with detailed planning consent for a detached chalet bungalow with up to 4 bedrooms.

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



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www.berrybros.com

GLAPTHORN ROAD • OUNDLE • NORTHAMPTONSHIRE

Location

Peterborough (13 miles, (A1 8 miles)) Thrapston/ A14 (9 miles),
Kettering (16 miles)

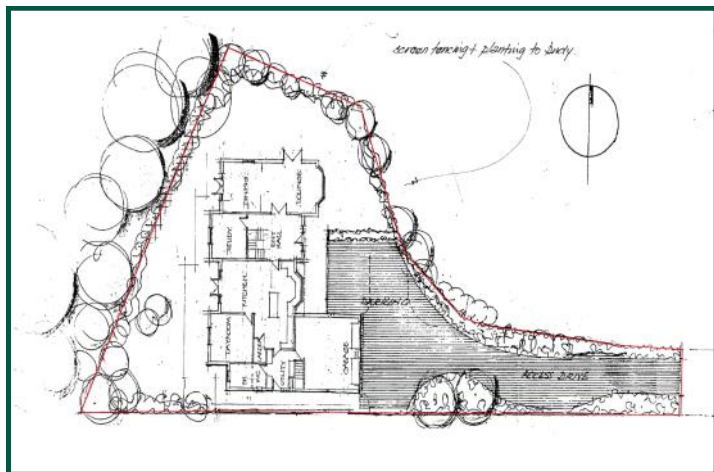
The building plot is set off Glapthorn Road, as you leave Oundle on heading towards Glapthorn.

Oundle is an attractive market town, and is known regionally for the excellent quality of its friendly, family shops and small businesses, its thriving local community, and its sporting, cultural and recreational activities. This traditional and historic market town is also noted for its architecture and the highly regarded schools.

The regional centre of Peterborough is located 13 miles to the north east with a range of major employers, and direct mainline rail links to London Kings Cross in approximately 1 hour.

The Plot

The site is set back from Glapthorn Road, and extends to approximately 0.23 acres as edged red on the plan below.



The approved dwelling is for a two-storey detached chalet bungalow.

The proposed accommodation briefly comprises on the ground floor; an entrance hall, open plan living/ dining room, study, open plan kitchen/breakfast room, utility, cloakroom, family room, and integrated garage. On the first floor there would be three bedrooms (two with ensuite's), a studio/fourth bedroom, and family bathroom.

The dwelling was designed by local architects W R Griffin Associates. A copy of the approved plans and planning consents can be viewed by appointments at the selling agent's office, or a pack can be posted out upon request and will be subject to a charge of £25 inc VAT towards printing and postage.

Situation, Access & Rights

The plot shares a right of way over the existing access drive.

Services

Main Electricity & Water in the driveway to the site. Gas and Foul drainage are located in the public road.

Planning Consent

Full planning consent was granted by East Northants District Council on 3rd November 2008 under reference EN /07/02398/FUL, following appeal under reference APP/ G2815/A/08/207746/WF.

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 link:

http://publicaccesssrv.east-northamptonshire.gov.uk/PublicAccess/tdc/DcApplication/application_detailview.aspx?caseno=JTAJ8FGO08700



Local Authority

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

Directions

The plot is located on the left hand side last left hand bend on leaving Oundle on Glapthorn Road

Solicitors

The Vendors Solicitors are Vincent Sykes, 4 West Street,
Oundle, Peterborough, PE8 4EF

Viewing

By appointment with the Agent or at a reasonable time with a copy of these particulars to hand. **Please note that the access driveway to the plot is shared with No.131 Glapthorn Rd. Access to No.131 should remain clear at all times.**

Our Ref KA4742

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. KA4742

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