

BERRYS



NEW ROAD • GEDDINGTON • NORTHAMPTONSHIRE • NN14 1AT

An attractive paddock extending to approximately 1.04 acres in the centre of the village of Geddington

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



42 Headlands, Kettering, Northamptonshire, NN15 7HR

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www.berrybros.com

Location

Kettering (3 miles), Corby (3 miles)

The attractive Northamptonshire village of Geddington benefits from a number of services, including public houses, playing fields, public parks, clubs, schools, surgery, shops and businesses.

There are good local shopping and employment facilities at the nearby towns of Kettering and Corby, as well as excellent public transport links by road (A14) and rail (London St Pancras only 1 hour away from Kettering and Corby stations).

The Land

The land is a grass paddock extending to 1.04 acres, located in the centre of the village and in a well elevated position.

Services

We understand there is a water supply to the field and all other services are located in the adjacent road, but not connected to the land.



Conditions

A strip of approximately 1m will be retained by the vendors along the western boundary adjacent to the road, and the southern boundary where it adjoins the pub car park. The sale of the freehold will also be subject to an overage clause, details of which will be available from the Agents or Solicitors.

Access

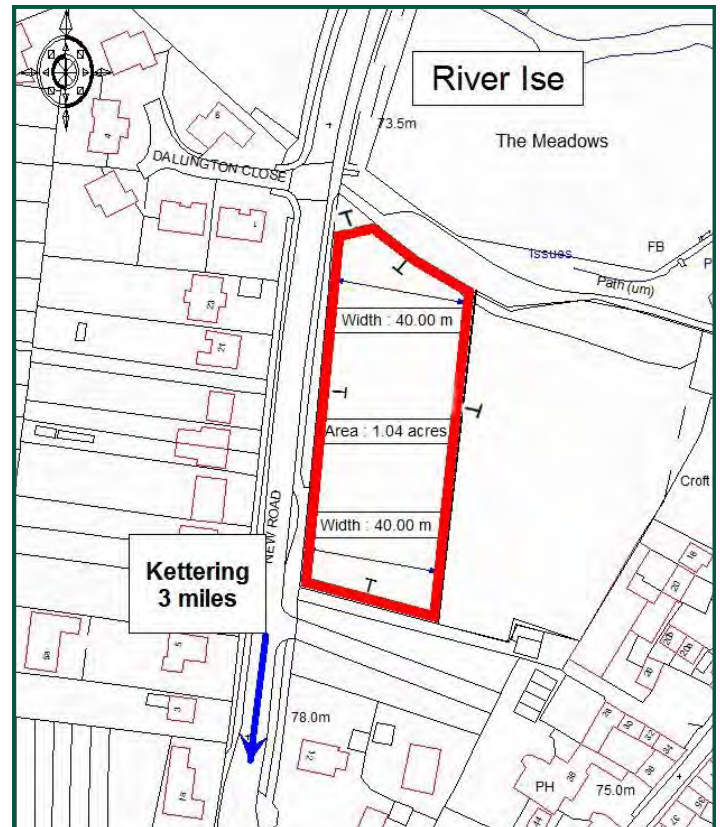
A right of access will be granted across retained land from New Road for agricultural, horticultural and equestrian purposes for the benefit of the land being sold

Planning

The land sits within Geddington village boundary, and is bounded on three sides, but not included within, the conservation area of the village.

The land was previously identified as important open space under policy RA3 of the Kettering Borough Council (KBC) Local Plan 1995 and therefore has a current use as grazing land only.

Representations have been made at every level of both local and regional consultation on planning strategy. The site is currently under consideration at the options stage of KBC's site specific development plan document.



Tenure

The land is offered freehold for sale with vacant possession upon completion.

Local Authority

Kettering Borough Council
Municipal Offices
Bowling Green Road
Kettering
NN15 7QX
Tel: 01536 410333
www.kettering.gov.uk

Solicitors

Lamb & Holmes
West Street
Kettering
Northamptonshire
NN16 0AZ

Reference KA7061

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