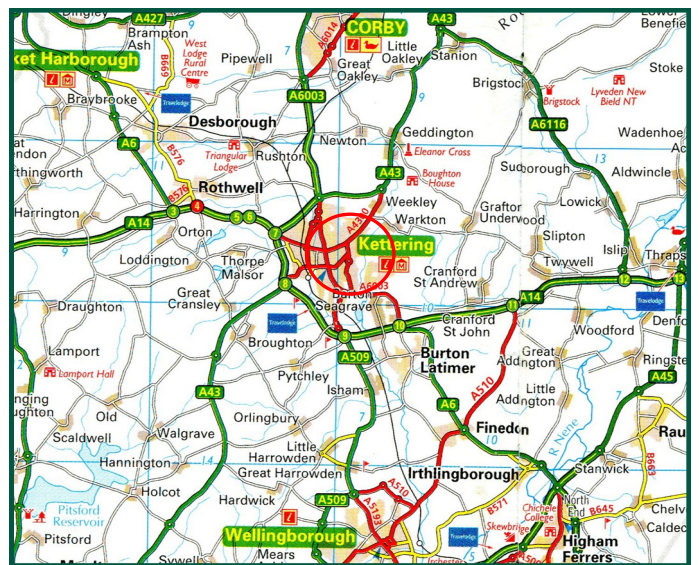


## PYTCHLEY ROAD • KETTERING • NN15 6NE

A site of approximately 0.4 acres with planning consent for the construction of two detached 5 Bedroom Houses.

Available as a whole or in two lots by Private Treaty



42 Headlands, Kettering, Northamptonshire, NN15 7HR

Tel: 01536 412464 Fax: 01536 482517

[www.berrybros.com](http://www.berrybros.com)

## Location

The plots are situated on the northern end of Pytchley Road, adjacent to Wickstead Park .

Kettering Business Park is located 1 mile to the south, which offers excellent business, shopping and amenity facilities.

Kettering town centre is a 15 minute walk, with good shopping and leisure facilities.

The plots have good transport links, with the A14 approximately 1 mile to the south. Kettering also has a mainline railway Station to London St.Pancras International (approx. journey time of 55 mins).

## The Plots

The site offers two individual building plots with planning consent for 5 Bedroom Detached dwellings. The proposed accommodation of both units comprises:

On the Ground Floor:

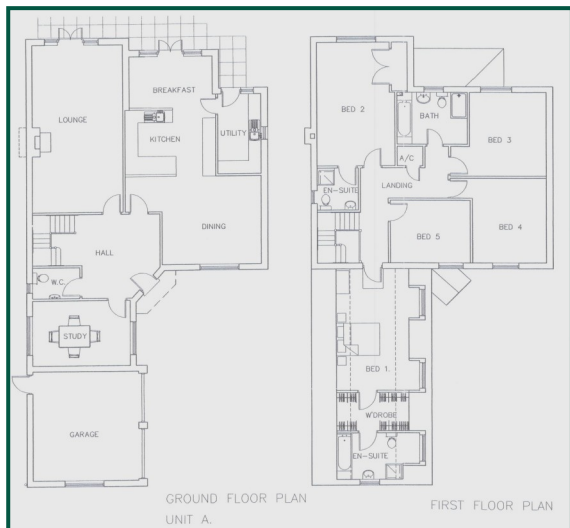
Entrance Hall, Study, Lounge, Dining Room, Kitchen, Breakfast Room, Utility, Cloakroom and integrated Double Garage.

On the First Floor:

Master Bedroom with Ensuite, 2nd Double Bedroom with Ensuite, 3 further Bedrooms, Family Bathroom and Airing Cupboard.

Each plot has a garden area to the rear, backing on to Wickstead Park.

## UNIT A Layout Plans



## Situation and Access

Both plots are accessed down a shared private drive off Pytchley Road.

## UNIT B Layout Plans



## Services

We understand that all mains services are available in the road, but are not connected to the plots at present.

## Planning

Consent was granted on 28th November 2007 for the construction of 2 detached dwellings to the rear of No.7 Pytchley Road under application No. KET/2007/0924.

The planning documents can be viewed at the agent's office, at the Local Authorities offices, or online using the following link:

[http://www.kettering.gov.uk/site/scripts/planning\\_details.php?thisWeek=0&appNumber=KET%2F2007%2F0924&submit=Go](http://www.kettering.gov.uk/site/scripts/planning_details.php?thisWeek=0&appNumber=KET%2F2007%2F0924&submit=Go)

## Local Authority

Kettering Borough Council  
Municipal Offices  
Bowling Green Road  
Kettering  
NN15 7QX Telephone: 01536 410333  
Online: [www.kettering.gov.uk](http://www.kettering.gov.uk)

## Directions

At junction 9 of the A14, take the exit onto the A509 towards Kettering Town Centre. Go through two roundabouts onto Pytchley Road. The property will be on the right hand side just before the mini roundabout after approximately 1.1 miles.

## Viewing

Viewing of the property is by appointment with the agent and with a set of these particulars to hand.

## Reference

KA7427

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1. These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property but do not form part of any offer or contract.
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7. Purchasers must satisfy themselves by inspection or otherwise.

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