




# Land off Church Street

Naseby | Northampton | NN6 6DA



- 0.85 acre
- Grazing paddock
- Development potential
- Edge of village location
- Views over open countryside
- Freehold with Vacant Possession

-  • A14 - 2 miles
-  • Mkt Harborough to London 1h 15 minutes.
-  • Market Harborough 10 miles

**BERRYS**

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## LOCATION

Naseby is a historic village in Northamptonshire, centrally located with good access to wider road network. A14 junction 2 is only 2 miles away. The village benefits from two public houses, recreation grounds including football pitches and tennis courts, a church, C o E Primary Academy.

## DESCRIPTION

The site is a paddock extending to 0.85 acre and located on the western edge of the village, adjacent to The Royal Oak pub. The site has a gentle south-westerly slope. There is a small redundant wooden stable building along the western boundary.

## PLANNING

The site offers an opportunity for development, subject to previous planning and current prevailing policies. Please enquire further with us. Topographical survey, ecological report and archaeological reports are available on request.

## SERVICES

There is a metered water supply connected to site.

## REGISTERED TITLE

NN166668

## RIGHTS OF WAY

There is a gate in the hedge on the roadside. Vehicular access to the site is currently through pub's land. There are no Public Rights of Way crossing the site.

## VIEWING

Viewing possible with a copy of these particulars at any time during daylight hours. Please contact the agents on 01536 532376 to register your interest.



## LOCAL AUTHORITY

West Northamptonshire Council  
[www.west-northamptonshire.gov.uk](http://www.west-northamptonshire.gov.uk)



To book a viewing, please contact:

Kettering Sales  
T: 01536 532376  
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