

# Hilltop Cottage Site & Premises

31 Buckingham Road, Westbury, Brackley, NN13 5JP

Four Bedrooomed House, Stores, Showroom, Industrial Workshop and Caravan Park – 1.51 Acres For Sale



Site Area	Freehold	2023 Rateable Value (Commercial)	EPC (Residential)
Site of 1.51 Acres	Offers in excess of £645,000	£12,750	D - 67

## Location

The site is situated 2.8 miles to the east of Brackley in Northamptonshire, just off the A422. Brackley is an expanding town with a population of over 14,500 and has a further 2,750 houses planned of the next few years. The district is subject to substantial current and planned residential and commercial growth.

Brackley is notably home to the Mercedes AMG Petronas F1 Team and is situated just 6 miles from the Silverstone race circuit. Close by, the A43 dual carriageway, of which has a traffic flow of over 315,000 vehicles a week, linking the M40 motorway to the west and east via Junctions 10 (6 miles) and 11 (8 miles) respectively.

## Description

The property for sale has a site area of 1.51 acres and comprises:

- **A 4 bedrooned semi-detached house** with a large kitchen-diner, living room on the ground floor and four bedrooms on the first floor.
- **1,091 sq ft - Modern retail showroom** of steel portal frame with glazed units to the front to allow access and with air conditioning, ceiling mounted oil-fired heating and height to eaves of 3.1m.
- **1,927 sq ft Industrial workshop** of steel portal frame & a height to eaves of 2.77m.
- **350 sq ft Garage/store** of steel portal frame with a manual roller shutter door and a height to eaves of 3.1m.
- A small timber framed basic storage unit and open timber store.
- **Caravan Park of 0.97 acres** which is currently licenced by the Caravan Club and provides electricity and WC/shower facilities.



## Terms

The site and buildings are available freehold, with offers invited in excess of £645,000.

## VAT

We understand that VAT will be not payable upon the purchase price.

## Accommodation

Measured in accordance with the current R.I.C.S. Code of Measuring Practice.

Building	Use	SQ M	SQ FT
4 Bed House	Residential	-	-
Garage/Stores	Stores	32.50	350
WC/Showers	WC/Showers	15.87	171
Store/Timber Store	Stores	45.01	485
Showroom	Retail>Showroom	101.33	1,091
Industrial/Workshop	Industrial	178.98	1,927
		<b>373.69</b>	<b>4,024</b>

## Rates

The Rateable Value for the commercial unit from 1<sup>st</sup> April 2023 is £12,750. This is not what you pay. Further information is available from the agents in this regard.

## EPC

The residential house has an EPC rating of D – 67.

## Services

We understand that all mains services are connected to the premises, except for gas and a three-phase power supply. Heating to the premises is generally by oil fired boilers.





### Viewings and further information

Please contact Chris White or Harvey White

Tel: 01295 271000

Email: [chris@whitecommercial.co.uk](mailto:chris@whitecommercial.co.uk)

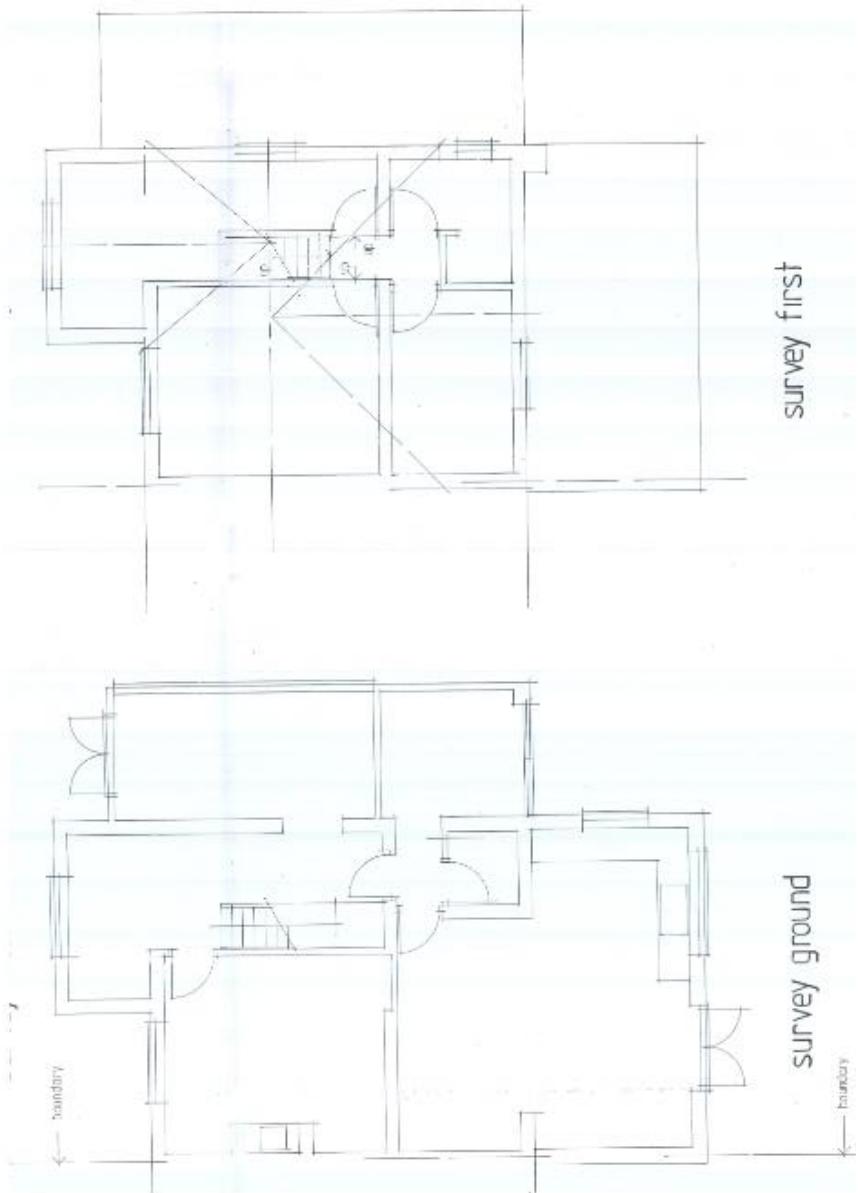
[harvey@whitecommercial.co.uk](mailto:harvey@whitecommercial.co.uk)



Chris White

Harvey White

### Four Bedrommed House - Floor Plans



### FURTHER INFORMATION

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract. If you wish to stop receiving information from White Commercial Surveyors, please email [info@whitecommercial.co.uk](mailto:info@whitecommercial.co.uk) or call us on 01295 271000. Please see [www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) for our privacy policy. January 2024.