

Freehold Development Site for Sale

Site Area – 0.46 acres

3 x New Build Housing Units and 1 x Barn Conversion Opportunity



Manor Farmyard
Land East of Blackwell Close
Earls Barton
NN6 0NU



Blackwell Close Earls Barton

The Village of Earls Barton is very well served, and we are so pleased to be able to offer what is a rare opportunity to purchase a site with detailed planning consent to be granted during October 2024.

The site has a gentle gradient from the access point to the west and makes for a very attractive farmyard style setting close to the Village centre. One could describe the Village as a Town given the vast amenities available.

An application under the reference NW/24/00196/FUL with North Northamptonshire Council – Wellingborough Area – Proposal *“Redevelopment of Land to the East of Blackwell Close to create 4 dwellings (1 x 3 bed and 3 x 4 beds) including the conversion of a Stone Barn, Proposals include new and refurbished boundaries, refuse storage, bike storage, parking and site access”* - was made earlier in the year for the clearance of the site and the construction of 3 fabulous character new homes and a barn conversion and extension. The site is 0.46 of an acre and has a great entrance proposal.

Overall, the planning will offer 8,496 square foot of luxury accommodation, and we believe the market reception for the built units will be significant.

There are no section 106 contributions nor onerous planning conditions.

Data room available upon request.

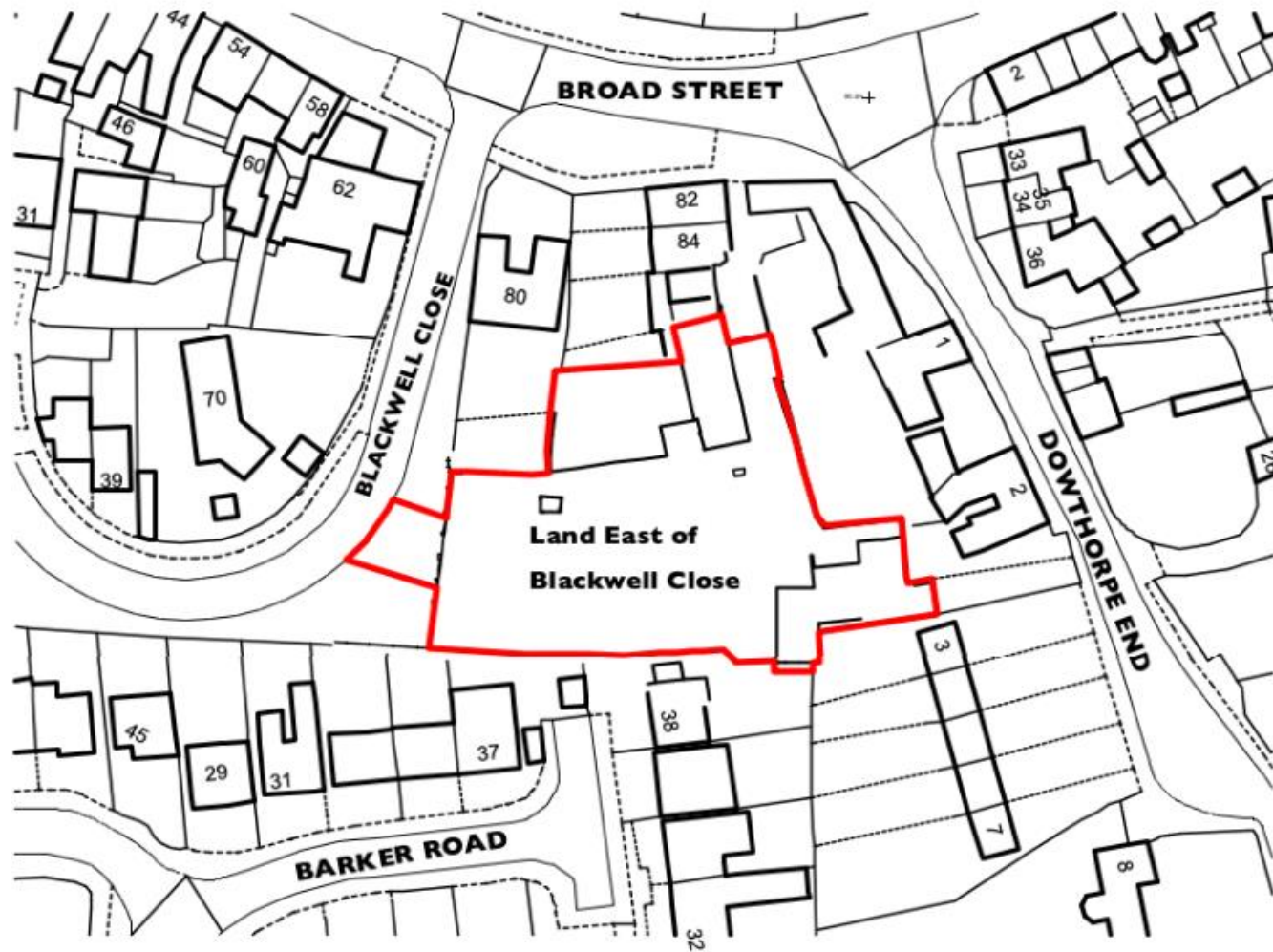


**Offers Invited on the Guide Price of
£750,000**





Site Location Plan

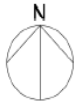


Site Location Google Map – the site is cleared from trees and vegetation



Site Plan

PROPOSED LANDSCAPE & BOUNDARY TREATMENT PLAN



SOFT LANDSCAPING PRECEDENT TYPES



Perennial hedge / shrubs Perennial Plants & Flowers

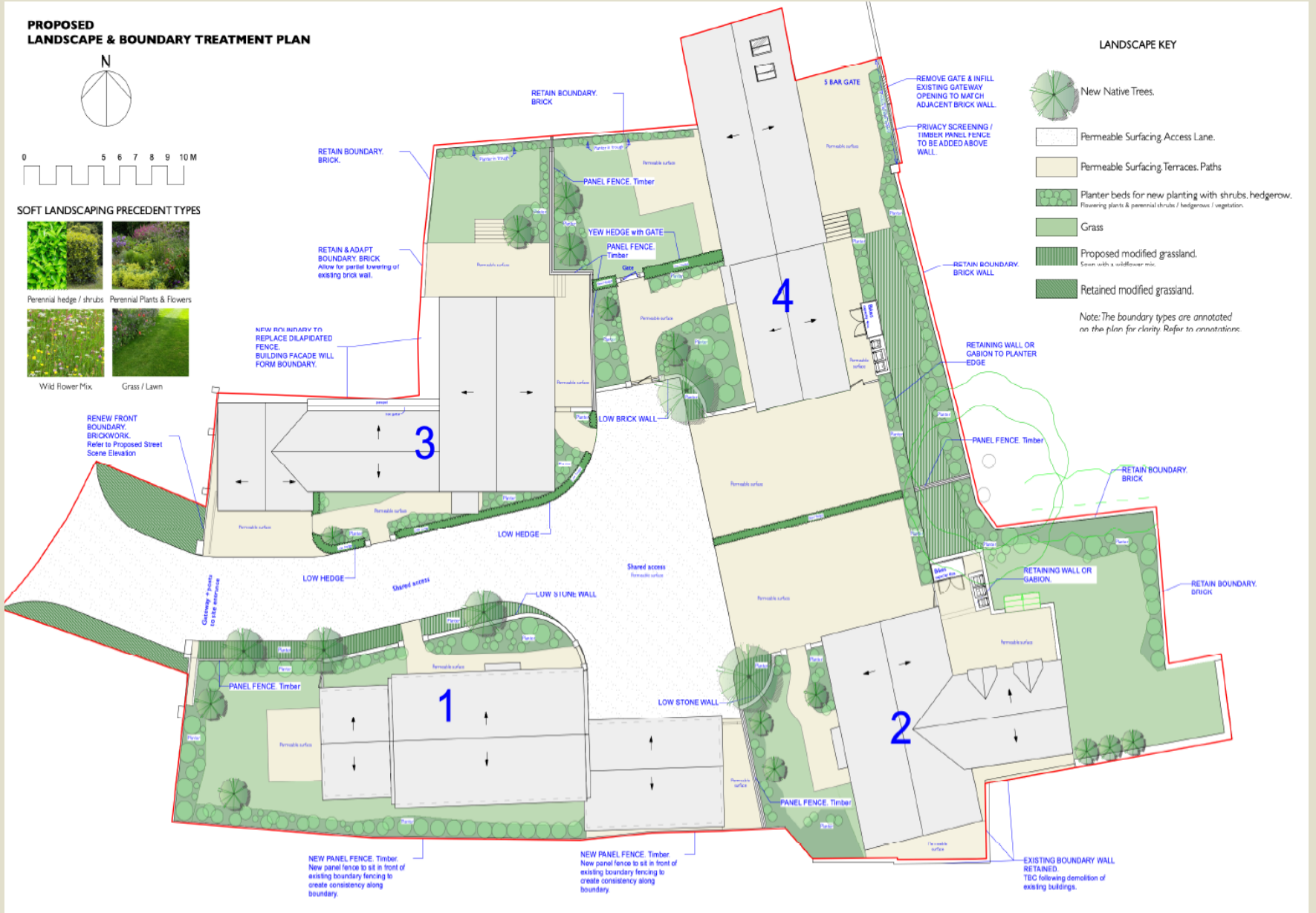


Wild flower Mix Grass / Lawn

LANDSCAPE KEY

- New Native Trees.
- Permeable Surfacing Access Lane.
- Permeable Surfacing Terraces, Paths
- Planter beds for new planting with shrubs, hedgerow, Flowering plants & perennial shrubs / hedgerows / vegetation.
- Grass
- Proposed modified grassland. Sown with a wildflower mix.
- Retained modified grassland.

Note: The boundary types are annotated on the plan for clarity. Refer to annotations.



Schedule of Areas of the proposed new builds and conversion

	Area	Description
Plot 1	2,101 sq ft	4 Bed new build + garage/car port
Plot 2	2,378 sq ft	4 Bed new build
Plot 3	1,846 sq ft	3/4 Bed new build + garage/car port
Plot 4	2,269 sq ft	3/4 Bed part conversion and new build

Access

A new access will need to be constructed to the property from Blackwell Close and the Seller benefits from an Easement to enable the construction of a new access (including the laying of services) from Blackwell Close to the property. A copy of the Deed of Easement is available.

Plot 1

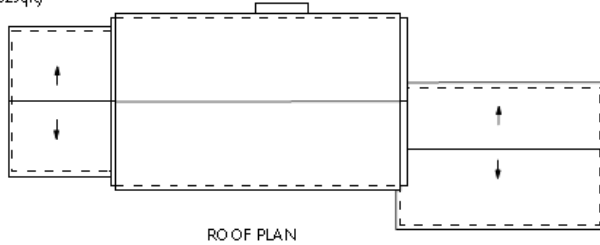
PROPOSED PLOT 1 PLANS, ELEVATIONS & TYPICAL SECTIONS

GIA House = 195.22m² (2101sqft)

4 Bed / 7 Person

Carport GIA = 43m² (462sqft)

All areas are approximate only.



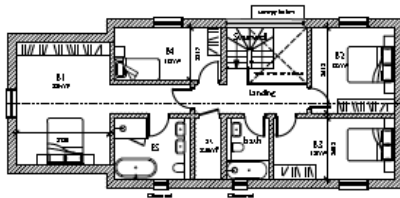
ROOF PLAN



NORTH FACING ELEVATION



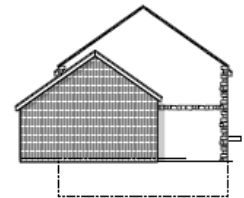
WEST FACING ELEVATION



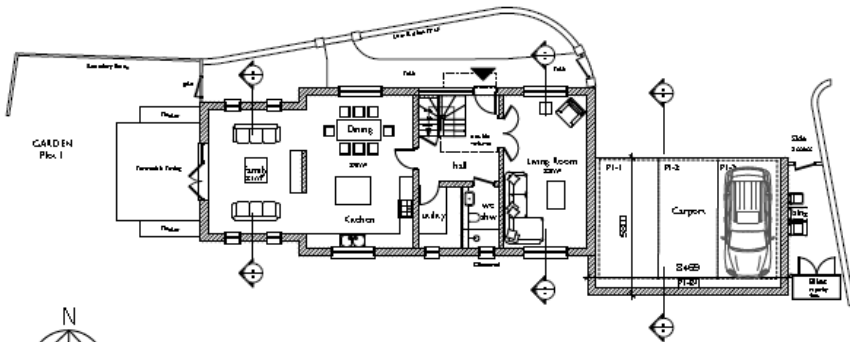
FIRST FLOOR PLAN



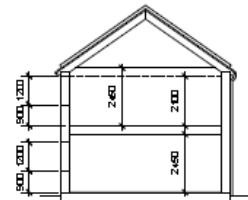
SOUTH FACING ELEVATION



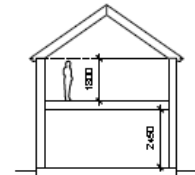
EAST FACING ELEVATION



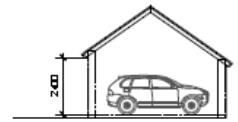
GROUND FLOOR PLAN



TYPICAL SECTION A-A



TYPICAL SECTION B-B



TYPICAL SECTION C-C
carport



Plot 2

PROPOSED PLOT 2 PLANS, ELEVATIONS & TYPICAL SECTIONS

GIA House = 220.9m² (2378sqft)
4 Bed / 8 Person

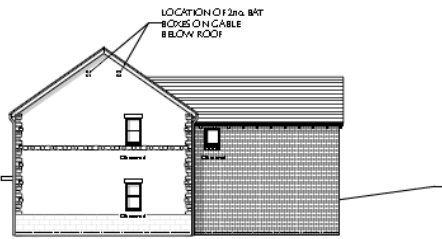
All areas are approximate only



NORTH FACING ELEVATION



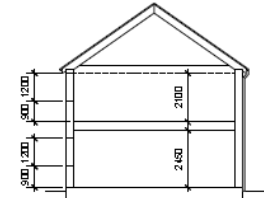
WEST FACING ELEVATION



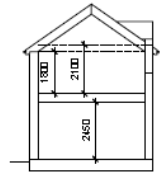
SOUTH FACING ELEVATION



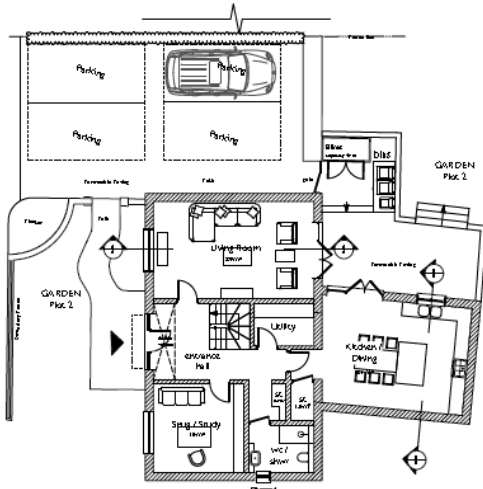
EAST FACING ELEVATION



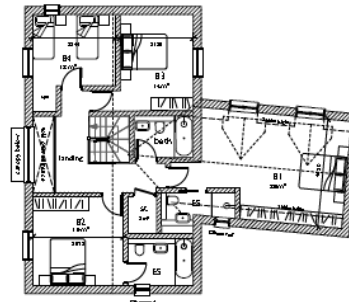
TYPICAL SECTION A-A



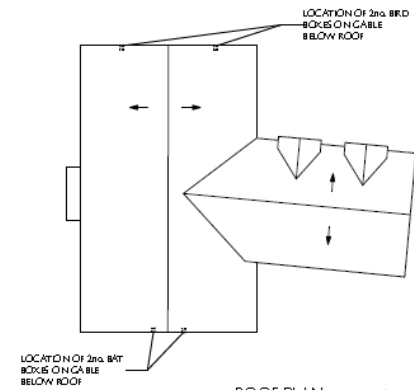
TYPICAL SECTION B-B



GROUND FLOOR PLAN



FIRST FLOOR PLAN



LOCATION OF 2no. BRD BOXES ON CABLE BELOW ROOF

ROOF PLAN

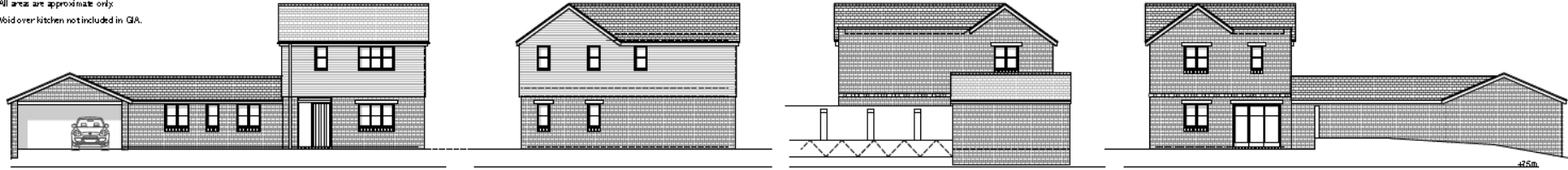


Plot 3

PROPOSED PLOT 3 PLANS, ELEVATIONS & TYPICAL SECTIONS

GIA House = 171.54m² (1846.44sqft)
3 Bed / 5 Person
Carport GIA = 30m² (322.92sqft)

All areas are approximate only.
Void over kitchen not included in GIA.

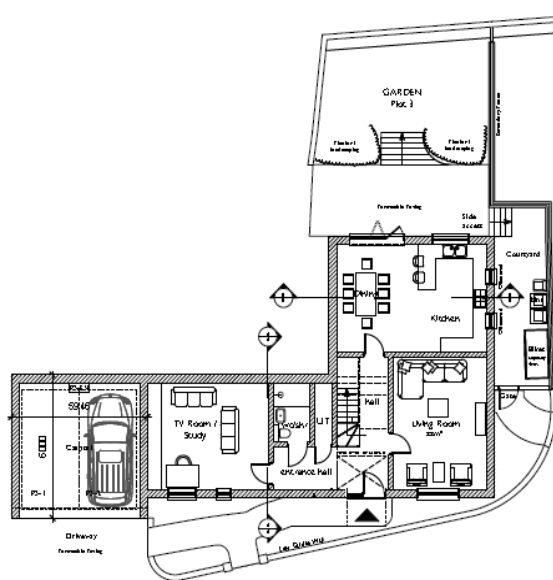


SOUTH FACING ELEVATION

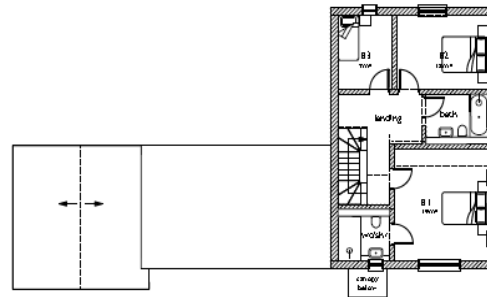
EAST FACING ELEVATION

WEST FACING ELEVATION

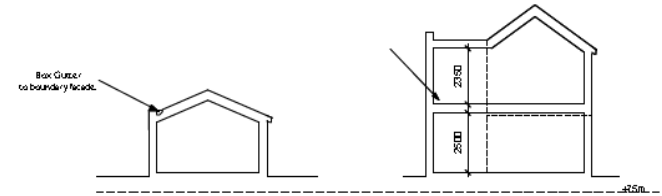
NORTH FACING ELEVATION



GROUND FLOOR PLAN

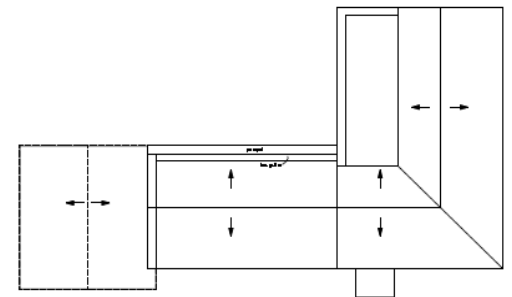


FIRST FLOOR PLAN

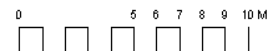


TYPICAL SECTION A-A

TYPICAL SECTION B-B



ROOF PLAN



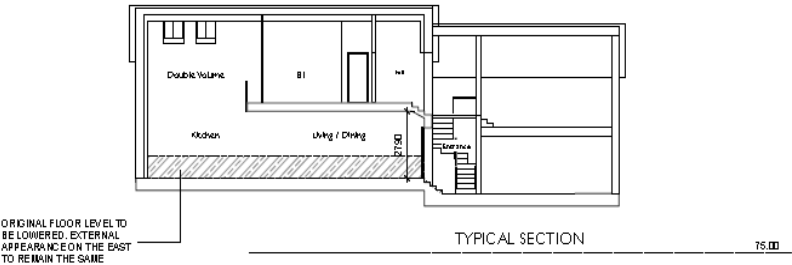
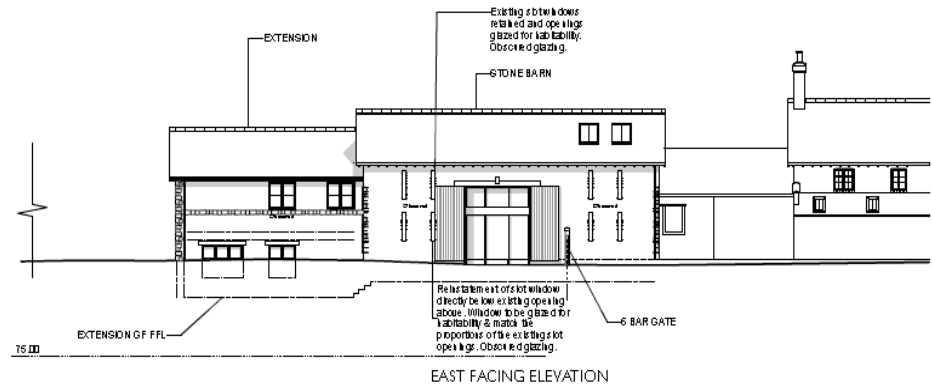
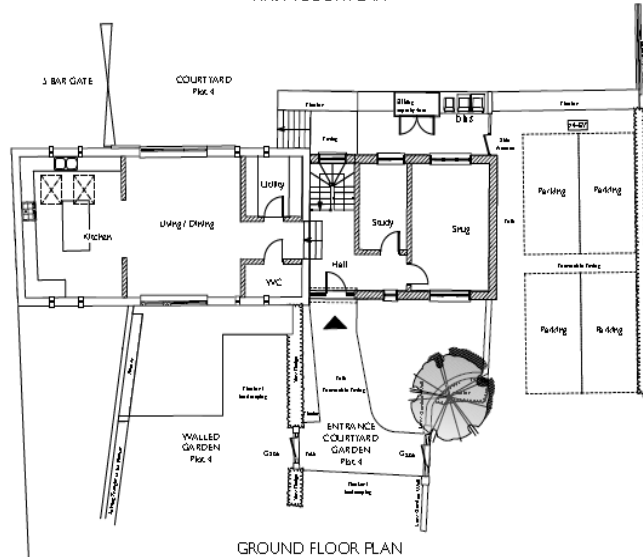
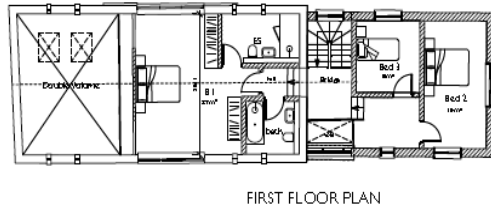
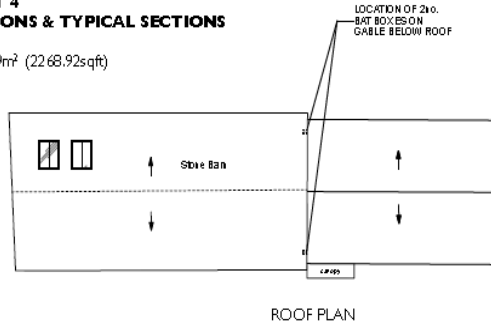
Plot 4

PROPOSED PLOT 4 PLANS, ELEVATIONS & TYPICAL SECTIONS

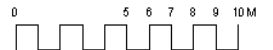
GLA House = *2 10.79m² (2268.92sqft)
3 Bed / 5 Person

*Note that double volume void at first floor within the stone barn is not included in the floor area above.

All areas are approximate only.



ORIGINAL FLOOR LEVEL TO BE LOWERED. EXTERNAL APPEARANCE ON THE EAST TO REMAIN THE SAME





Local Authority North Northamptonshire Council – Wellingborough Area

Tenure Freehold

Services It is understood that all mains services are available nearby, but prospective purchasers should make their own enquiries with the relevant service authorities in respect of this matter.

Viewing Strictly by appointment only.

Agent Taylor & Co Land and Property Consultants
Glenn Taylor – 01234 391099

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VAT The Seller reserves the right to waive their exemption from charging VAT on the land, and it is likely that the purchase price will be subject to VAT. All offers should be submitted exclusive of VAT, but on the assumption that VAT may be charged in addition to the purchase price.

Important Notice

The Agents for themselves and for the Seller give notice that:

All statements contained in these particulars as to the land are made without responsibility on the part of the Agents or their Seller for any error or omission whatsoever.

None of the statements contained in these particulars are to be relied on as a statement or representation of the fact or as any part of the contractual description of the property.

Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The Seller does not make or give, and neither Agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to the property.

**The Estate Office,
Manor Farm, Astwood, MK16 9JS
Tel : 01234 391099
www.taylorpropertyconsultants.com**

Earls Barton

Earls Barton has access to the A45 to Wellingborough and Northampton, for rail links to London.

The village has shops, butchers, pubs and restaurants, and Rushden Lakes is 10 minutes’ drive. The village has a primary school; secondary schools are in Wollaston, Northampton and Wellingborough.

Nearby private schools are Wellingborough, Northampton High School for Girls, Quinton House and Pitsford.

