

# 3 Bed Village Plot

40a Warkton | Kettering | NN16 9XF



- Full Planning Permission granted for detached dwelling
- 3 bedrooms
- Sought after village
- Large private plot with views of village church

## Location

Warkton is a small village in the borough of Kettering, Northamptonshire, and lies approximately 3 miles north east of Kettering town.

The village has a village hall, and the Grade I listed parish church of St Edmunds is particularly noted for its beauty. The plot is situated to the south western side of the village with views to the church.

## Description

The plot is owned by Boughton Estates.

The plot has elevated views to the centre of the village and at the rear, views over open countryside.

Currently on site is a disused semi-derelict single storey stone building, which is unsafe to enter. Planning permission has been granted for this structure to be demolished and a new dwelling erected in the footprint.

## Planning Permission

Full planning permission has been granted for the demolition of the existing outbuilding and the erection of a 3 bedroom two storey dwelling with one of the storeys being partly built back into the sloping ground.

The plot will provide a new vehicular and pedestrian access from Warkton Village Road, with a gravel driveway and two off street parking spaces.

The planning details can be found via the below link.

A property information pack is available on request.

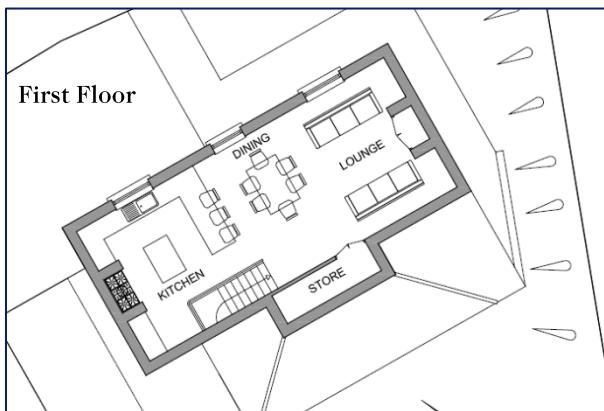
<https://www.kettering.gov.uk/planningApplication/128082>

## Services

All main services are connected to Warkton Village Rd.

## Boundaries

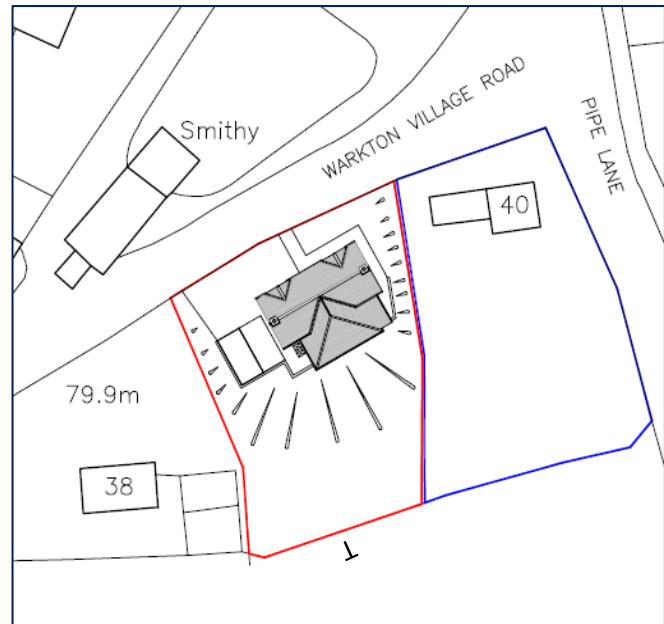
The field boundary is retained by the Estate.



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## Conditions

Any variations to the consented cottage will require prior approval.

## Registered Title

NN292657

## Method of Sale

By private treaty with vacant possession on completion.

## Viewing

Viewing strictly by appointment with the sole agent.

## Local Authority

Kettering Borough Council, Municipal Offices, Bowling Green Rd, Kettering NN15 7QX

T: 01536 410333 [www.kettering.gov.uk](http://www.kettering.gov.uk)

## Solicitors

J E lamb Esq  
Lamb and Holmes Solicitors



**BOUGHTON**



Architectural drawings  
[www.waterland.co.uk](http://www.waterland.co.uk)

## To book a viewing, please contact:

T: 01536 532376 | E: [adam.farnsworth@berrys.uk.com](mailto:adam.farnsworth@berrys.uk.com)  
42 Headlands, Kettering, NN15 7HR

Ref: KA38489

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