

# FOR SALE

0.25 HECTARES (0.63 ACRES)

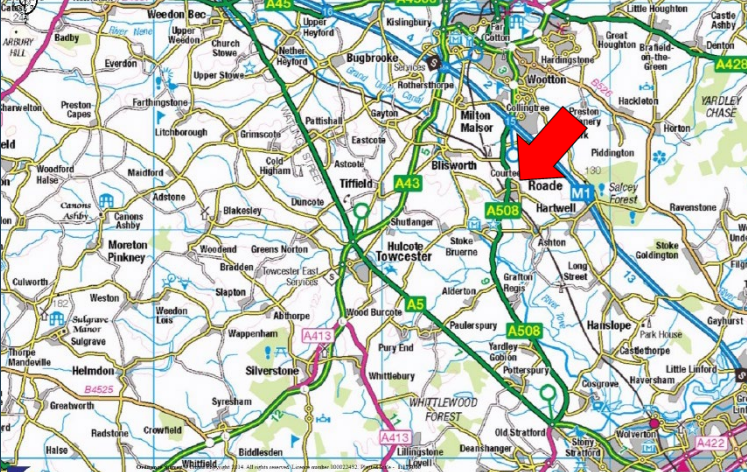
FULL PLANNING PERMISSION FOR 4 LARGE DWELLINGS

- Full Planning Permission
- Well-connected Northamptonshire village
- Serviced site within a larger, recently developed area
- Northampton – 6 miles; Central Milton Keynes – 13 miles
- M1 Junction 15 – 2 miles; A5 – 7 miles
- Roade Primary School – 0.4 miles; Elizabeth Woodville Secondary School – 0.9 miles



**RESIDENTIAL DEVELOPMENT LAND FOR SALE**  
**Land west of Ashton Road, Roade, Northamptonshire**

**Contact:** Nathan Andrews or Alex Jenden  
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eddisons.com



Street Scene - Plots 1 & 2



## Location

The site is located in Roade, an attractive village within West Northamptonshire with close links to Northampton and Milton Keynes and excellent connectivity to the M1. London is available by rail from Northampton in approx. 1 hour, and from Milton Keynes in approximately 30 minutes.

The development site benefits from proximity to community facilities. In addition, the village benefits from both a primary school and secondary school.

## The Site

The site lies approximately 500 metres from the village centre and within the recent Persimmon Homes development known as Abbey Place.

The site is level in topography. It is not affected by any Tree Preservation Orders, is not subject to any ecological or landscape designations and is located in Flood Zone 1.

Services run to the edge of the site and there is sufficient capacity to serve the development.

## Planning Permission

The site has detailed planning permission for 4 detached houses, each with a double garage, and sits at the edge of the modern Abbey Place housing development.

Access is direct from the estate road and all services have been delivered to the boundary of the site. There is no requirement for third party land for access or services.

The scheme design is fully engineered and full plans and supporting technical reports are available in the Data Room. Letters of Reliance and Licence to use the drawings will be provided as part of the sale.

## Accommodation Schedule

House Type	Size (sq ft)	Number of Units
4 Bed 5 Person Detached	2,060	2
4 Bed 6 Person Detached	2,140	2

## Education

Roade Primary School is approximately 0.3 miles to the north of the site, with other primary schools available in the surrounding villages of Hartwell, Ashton, Blisworth and Stoke Bruerne.

In addition, Roade also has a secondary school, Elizabeth Woodville Academy, which is located approximately 0.5 miles to the east.

## Leisure & local amenities

Roade offers a surprisingly wide range of community and leisure facilities for a village of its size, centred around the Willison Sports Centre, a major hub for sports and fitness which includes a gym and fitness studio, a multi-Use sports Hall, 25m indoor swimming Pool, floodlit tennis courts and astro turf and grass playing pitches.

In addition, the village has a café known as The Roade House, a pub, The Cock Inn, a Chinese takeaway, library and a small number of shops and health and beauty services.

The Roade doctor's surgery is located approx. 0.6 miles to the north.

Further, extensive community and leisure facilities and family entertainment destinations are available in nearby Northampton and Milton Keynes.



## Services

We understand that mains gas, electricity, water and drainage run to the boundary of the site.

Each dwelling will be subject to an annual service charge of £119 + VAT, which covers maintenance of the open space areas and the estate roads.

## Tenure

The freehold interest is being offered for sale with vacant possession on completion. Title information is available in the data room. The parcel is registered under the Title Number NN330548 which currently includes a larger extent of land within the development. The sale land will subsequently be removed and registered separately.

## Viewing

The site can be viewed from the surrounding roads.

## VAT

VAT is not payable on the purchase price.

## S106 and affordable housing

The scheme is below the threshold and therefore there are no requirements for affordable housing or s106 contributions.

## The data room

A comprehensive data room has been prepared, containing all relevant planning, technical drawings, supporting surveys and legal documents.

## Marketing and offers

The site is being offered for sale by private treaty. Offers are invited on an unconditional basis.

Further information is provided in the Instructions to Bidders document included in the Data Room.

## Contact:

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