RURAL RESIDENTIAL DEVELOPMENT SITE FOR SALE

Planning permission for three houses and conversion to two houses.

Huge potential for nostalgic railway themed development.

Includes character goods shed with consent for conversion.

Total Gross Internal Area c. 8150 sq ft; Site Area 0.72 acre.
LOCATION
The site is situated about half way between the villages of Earls Barton and Whiston and close to the village of Castle Ashby famous for Castle Ashby House, the seat of the Marquess of Northampton. It comprises the site of the former Castle Ashby Railway Station on the Northampton to Peterborough line which closed in 1964.

More recently, the former goods shed has been converted and extended for use as a restaurant known as Dunkleys which was well known for included dining accommodation in static railway carriages.

The site has views over open countryside to the north and south and the new houses will each have south facing gardens. It is situated in the Nene Valley. It occupies an elevated site and it is noteworthy that restaurant did not flood in the 1998 Northampton Flood. A Flood Risk Assessment is available.

DESCRIPTION
A fully consented residential development site extending to 0.72 acre (0.291 ha). Offered for sale on a freehold vacant possession basis with full information pack available and ready for immediate development.

The site includes a former goods shed constructed prior to 1900 and built in red semi-engineering brickwork on a blue brick plinth, with blue brick dressings around the openings. The four loading and unloading bays have cantilevered timber canopies with decorative edges in the style of the Great Western Railway. The building has decorative features built into the structure. The brickwork is in Flemish bond and the corbels for the cantilevered loading bay covers are in stone. The Gross Internal Area (assuming two floors) is 3,450 sq ft (329.0 sq m) plus the canopied areas. The conversion will create a pair of stunning character railway themed residences. In addition to private gardens, these units will also have car ports and garden stores within a separate block.

The planning consent also provides for a pair of semi-detached two storey houses to be constructed in juxtaposition to the existing goods shed with integral garages and potential for taking up some of the architectural themes of the goods shed. Finally, the scheme includes a secluded, four bedroom detached house with separate detached garage and private garden. Vehicular access will be effected using existing access driveways, thus minimising the cost of external works. It will be necessary to demolish some of the extensions to the existing goods shed.

SERVICES
A three phase electricity supply is connected to the site. There is a private water supply. It will be necessary for a mains water supply to be laid on in connection with the development (part of cost to be met by adjacent owner). See Information Pack for further information. Foul drainage will be to septic tanks.

TENURE
Freehold with vacant possession immediately available.

GUIDE PRICE
Offers in excess of £525,000 are sought.

VIEWING & FURTHER INFORMATION
Viewing is by appointment only.

An Information Pack is available on request.

Interest in and offers for the property should be addressed to:
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