



FOR SALE

Station Road, Earls Barton, NN6 0NT

T: 01789 298 006

Land - Station Road, Earls Barton, NN6 0NT

Overview

- Square shaped parcel of land for sale
- Residential development opportunity (STP)
- Strong transport links
- Close proximity to village boundary
- Flat topography
- Site area: 4.76 hectares (11.77 acres)
- Neighbouring residential use
- Flood Zone 1

Location

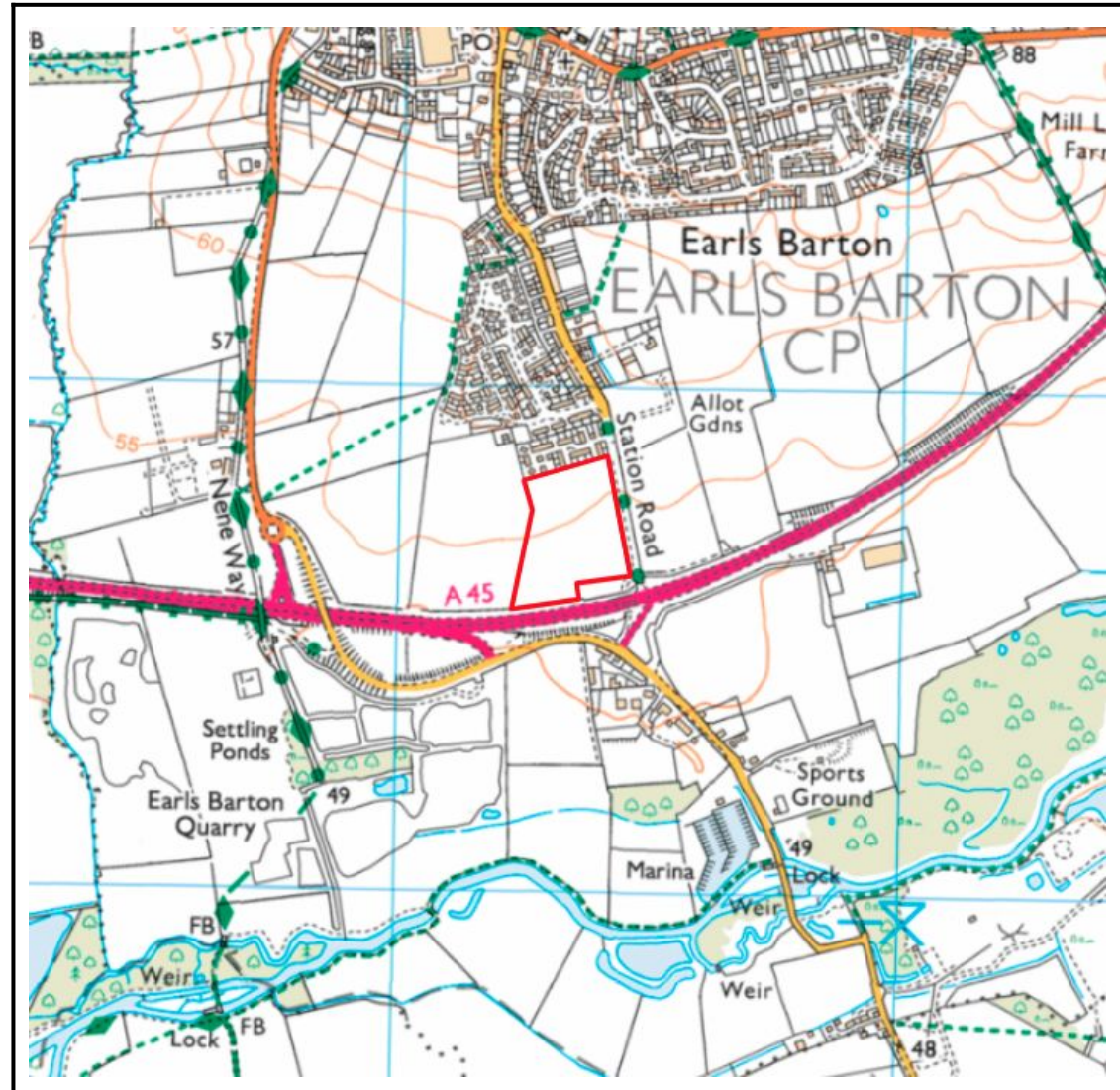
The Subject Property is located within Earls Barton, Northamptonshire. The site is 5 miles from Wellingborough and 6.6 miles from Northampton within the Golden Triangle area. The land is located north of the A45 in an accessible location near Junction 10 providing ease of access both east and west bound. Junction 15 of the M1 is approximately 9.4 miles east.

Earls Barton village centre is located 0.6 miles from the site and provides local amenities including convenience store, public house, cafes, shops and a primary school.

The Subject Property is situated approximately 5.3 miles from Wellingborough train station and provides a mainline service to London St Pancras. The nearest bus stops are located within Earls Barton Village centre.

Site Description

The Subject Property is an undeveloped predominantly square shaped parcel of land accessible from Station Road. This opportunity comes to the market with a range of potential alternative uses (subject to planning). The site extends to an area of 4.76 hectares (11.77 acres). The land benefits a mix of mature hedging and fenced boundaries. Planning approval for residential development of 10 units to the north known as Holdenby Lane in 2015 (WP/2013/0398/OM)



Total site area 4.76 hectares (11.77 acres)

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Planning

The land is currently greenfield and never previously been developed. The land is not subject to any historic planning applications nor has it been submitted as part of a previous call for sites. It is located within the Upper Nene Valley Gravel Pits Special Protection Area (SPA). No interest has been forthcoming for gravel extraction and the adjoining site is now being restored. The land's location lends itself to residential development subject to planning.

Highways

Access to the site is via Station Road. Current access is via foot only. An extension to the highway is being progressed by the landowner with the local Highways Authority. There are no public right of way through the site.

Services & Environmental

We believe that mains services may be available from Station Road but parties should make their own enquiries in this regard.

A full data room providing further information is available via Dobson-Grey.



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Method of Sale

The land is offered subject to and with the benefit of all existing rights of way, wayleaves and easements, whether or not specifically referred to in the particulars. Our client is seeking unconditional offers for the freehold or alternatively conditional offers via a promotion/developer partner for bringing the land forward for development. Parties should confirm;

- Form of agreement
- Percentage - discount/share of proceeds
- Premium payment (s) and sequences to landowner
- Duration of agreement
- Visibility on cost deductions and caps
- Minimum price per gross acre
- Confirmation of payment of landowner's professional fees

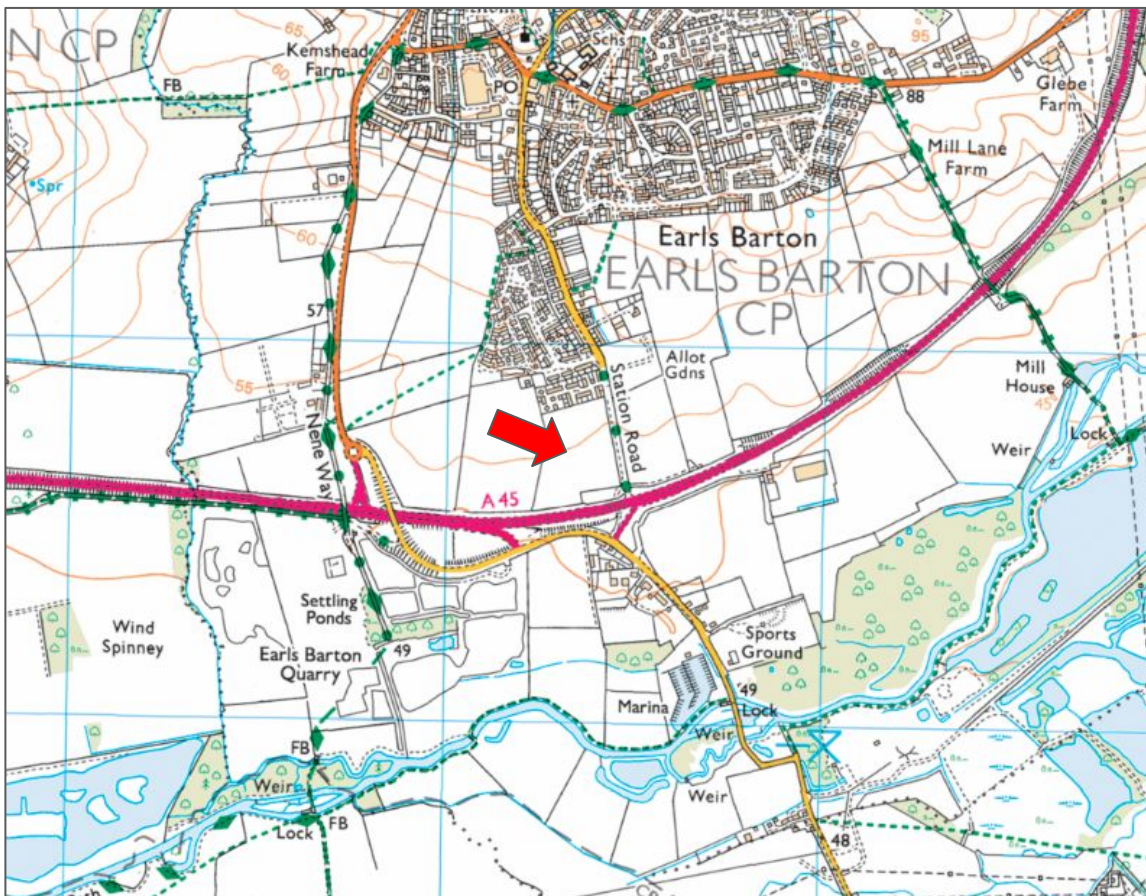
Unconditional offers are invited for the land in whole via Private Treaty sale subject to contract in excess of £250,000 as existing with overage and user restriction. The Vendor will retain 70% of any uplift in value if planning permission is obtained for a change of use from agricultural use during the first 30 years after completion of the sale. The overage will be triggered upon the disposal of land with the benefit of planning permission or the implementation of a planning permission whichever the sooner. The Buyer will be responsible for their own advice pertaining to tax affairs. The parties are responsible for their own individual liabilities in this regard. Parties are to confirm payment of the Seller's legal and agency costs.

Formal Tender

Tenders are to be returned to Dobson-Grey Ltd via email to kdobson@dobson-grey.co.uk or osutton@dobson-grey.co.uk in writing by 12pm noon on 30 July 2024.

All fees are exclusive of VAT and disbursements.

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Source: Bing Maps

Getting to the site - NN6 0NT

From Northampton on the A45, leave at Junction 10 and take the first exit at the roundabout following signs for Earls Barton. From the Northampton Road turn Right onto West Street which leads into the village centre. Once in the centre turn right onto Station Road which can be followed for approximately 1 kilometer and will lead to the site. The site is currently only accessible via foot. All parking restrictions should be adhered to.

The property can be found more precisely using the what3words mapping system reference of **retract.airbrush.fenced**

Viewings

The site can be viewed at any time however please confirm prior with with the sole agent, Dobson Grey.

Please contact;

Keri Dobson

01789 298 006

07771 997 320

kdobson@dobson-grey.co.uk

Oliver Sutton

01789 298006

07467 713 228

osutton@dobson-grey.co.uk

We ask you to be as vigilant as possible when making your inspection, for your own personal safety. It is asked that you observe any specific signage on the property.

SUBJECT TO CONTRACT

1. These particulars are not an offer or contract, not part of one. You should not rely on statements by Dobson Grey Ltd in the particulars or by word of mouth or in writing ('information') as being 'actually accurate about the property, its condition or its value. Neither Dobson Grey Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, Seller(s) or Lessor(s).
2. Photos, Measurements etc: The photographs refer to elements/parts of the property as they appeared at the time the photographs were taken. Areas, measurements and distances given are approximate only and should not be relied upon. If such details are fundamental to a purchase or tenancy, then the purchaser or tenant must rely on their own enquiries or those, which may be performed by their appointed advisers upon reasonable notification of Dobson Grey Ltd.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection and make their own enquiries with the necessary authorities that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice. All prices and values quoted are exclusive of VAT, which will apply.
5. The vendor reserves the right not to accept the highest, or any offer made.
6. Whilst we endeavour to make our particulars accurate and reliable, if there are any points which are of particular importance to you please contact Dobson Grey Ltd and we will be pleased to check the information with the Seller(s)/Lessor(s), particularly if you are travelling some distance to view the property.

Please see links to the following Guidance regarding the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Marketing Regulations 2008 (BPRs). <https://www.gov.uk/marketing-advertising-law/regulations-that-affect-advertising>