



**DENFORD**

**NORTHAMPTONSHIRE**



**An exceptional building plot with river frontage and benefiting from Full Planning Permission for the erection of a contemporary modern dwelling on a total site area of 0.07 hectares (0.17 acres)**

**FOR SALE BY PRIVATE TREATY**

**Agricultural and Development Consultants, Chartered Surveyors, Auctioneers and Valuers**

Oakleigh House, Thrapston, Kettering. Northamptonshire NN14 4LJ

Tel: (01832) 732241 Fax: (01832) 733807 DX 701610 Thrapston [www.bletsoes.co.uk](http://www.bletsoes.co.uk)

## LOCATION

Denford is situated alongside the River Nene within the District of East Northamptonshire, close to the neighbouring market town of Thrapston. The village is located close to the strategic highway network, with the A14 less than 2 miles to the north, and the A45 approximately 3 miles to the south.

The area has unrivalled accessibility, being situated on a major transportation corridor between the East Coast ports and the Midlands. A number of the larger County towns are readily accessible, including Wellingborough (9 miles) Kettering (10 miles) and Corby (12 miles). Rail services are also well provided in the area with services from nearby Wellingborough and Kettering to London St. Pancras taking approximately 1 hour.

## DENFORD

Denford is a fairly compact village centred around the High Street, and with a modest population of around 250 people. The village is referred to in the Domesday Book as Deneford, and the Parish Church dates back to the 13<sup>th</sup> Century. There are a number of buildings within the village which have Listed status and as a whole, it is located within a Special Landscape Area. Brick making was a local industry in the 19<sup>th</sup> Century and many of the properties dating from this time are constructed in a distinctive red brick.

Village services include a Public House and garage with a wider range of facilities and amenities available in nearby Thrapston. Schooling is also provided in nearby Thrapston at Primary and Middle level, with Secondary education provided in Oundle. There are also an excellent range of well respected Public Schools in the area.

## THE PLOT

The building plot is located on the High Street, and currently forms part of the garden to a property known as "South Reach". Broadly rectangular in shape, the site has a frontage of approximately 14 metres, and a depth of approximately 55 metres. The plot is currently laid predominantly to grass, but incorporates an existing garage block and redundant outbuilding. Existing landscaping on the site, includes a row of substantial Lleylandi conifers along the south western boundary. The plot has a river frontage to the River Nene, with exceptional views over the Denford River meadows. In total, the plot has an area of approximately 0.07 hectares (0.17 acres).

Access to the site is via an existing entrance drive, which will need to be improved to facilitate the development of the plot as detailed below.

## SERVICES

It is understood that all main services are available in the village, and we can confirm that a foul drain does pass through the property. Purchasers should make their own enquiries regarding a provision of supplies to the new development. A general reservation will be included within the Sale Contract for any services that may already cross the plot to serve the retained dwelling, including drainage connections.

## PLANNING

The site has the benefit of detailed Planning Permission granted on the 30<sup>th</sup> September 2008 Ref EN/08/01342/FUL. The Permission is for the erection of a detached dwelling of contemporary design, and fully exploiting the topography of the site, and the exceptional open countryside views across the river meadows. Copies of the approved plans can be obtained from the Selling Agents, which illustrate the development of a two storey property with a gross internal floor area of 1700 square feet. Accommodation includes lounge with an 8 metre wide glazed balcony facing the river, kitchen/dining area, utility room, study, cloakroom and 3 bedrooms (master including en suite) and family bathroom. In addition the plans include an attached single garage and an additional parking space.

It is anticipated that the existing access will be widened to provide two entry points, one to the retained property and one to the plot. The Sellers will undertake to widen the access to facilitate entry to their retained property, but will reserve a right of way over the existing driveway until such time as the new entrance is provided. The Buyers will be responsible for improving the access to obtain entry to the plot being sold.

Any further enquiries regarding Planning should be directed to East Northamptonshire Council, East Northamptonshire House, Cedar Drive, Thrapston, Northants NN14 4LZ Tel: 01832 742000.

## TENURE

The freehold interest in the site is to be sold with vacant possession being given on completion.

## **RIGHTS OF WAY, WAYLEAVES AND EASEMENTS**

The site is sold subject to and with the benefit of any existing rights of way, wayleaves and easements, and as referred to above, reservations will be included in the Contract to deal with access and services to the retained property. The property is sold with the benefit of fishing rights on the banks of the River to which the plot fronts.

## **PARTICULARS, AREAS AND PLANS**

These particulars have been prepared in good faith and are believed to be correct. The plans and areas have been prepared from the Ordnance Survey maps and are similarly believed to be correct. Both are published for identification purposes only and prospective purchasers should satisfy themselves as to their accuracy.

## **BOUNDARIES**

The Purchaser will be deemed to have inspected the land and to have satisfied himself/herself as to the ownership of any boundary hedge, ditch or tree.

## **FENCING**

The Buyers will erect within one month of completion a close boarded timber fence with trellis above to the satisfaction and specification of the Sellers along the boundary between the plot and the retained property.

## **SPECIAL CONDITIONS OF SALE**

The Buyers will undertake to seek the Sellers approval for any amendments to the plans which have been approved for the development of this site.

## **VIEWING**

Strictly by appointment with the Agent, Henry H Bletsoe & Son.

## **PRICE**

Offers are invited in the region of £150,000 for the freehold interest in the property

### **Misrepresentations Act 1969:**

The agents for themselves and for the vendors or lessors of this property whose agent they are, give notice that:

- (i) all statements contained in these particulars as to the property are made without responsibility on the part of the agents or the vendors for any error, mis-statement or omission whatsoever.
- (ii) none of the statements contained in these particulars are to be relied on as a statement or representation of fact or as any part of the contractual description of the property.
- (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- (iv) the vendors do 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 this property.

**Finally:** The property being open to inspection, purchaser(s) shall be deemed to have full knowledge of the state and condition thereof as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the vendor and the purchaser(s) upon any point not involving a question of law arising out of these particulars, stipulations or plans as to the interpretation be referred to the arbitration of the agents whose decisions shall be final and binding on all parties to the dispute and in every such arbitration the agents shall decide how the costs of such reference shall be borne.



PLAN NOT TO SCALE

