

RESIDENTIAL PROPERTY AND ADJOINING YARD AND LAND

Bethel Lane, Everdon, Northamptonshire



TOTAL SITE AREA OF 0.56 ACRES (0.22 HA)

UNCONDITIONAL OFFERS INVITED

Key Information

- Desirable, historic village located in attractive countryside
- Existing 4 bedroom dwelling house with considerable opportunity for extension and improvement, upon a plot of approx. 0.16 acres.
- Adjoining land of approx. 0.40 acres including brick built garage/workshop building and foundations of a former building.
- Potential for development and alternative uses, subject to planning permission.
- Separate accesses available to the individual plots.
- Daventry (4.4 miles); Towcester (9.5 miles); Northampton (12.1 miles)
- Excellent connectivity – A45 (3.5 miles); A5 (4 miles); M1 (7 miles)

Location

Everdon is a small village in Northamptonshire, located to the southwest of the town of Northampton. The village is known for its picturesque rural setting and charming architecture, including traditional stone cottages and the local church, St. Mary's, which dates back to the 13th century.

The site is located between Daventry (4.4 miles) and Northampton (12.1 miles) and is in proximity to good infrastructure links, A45 (3.5 miles), A5 (4.6 miles) and M1 (7 miles).

Northampton rail station provides direct services into Milton Keynes in 16 minutes and into London Euston and Birmingham New Street in 1 hour.

The village is in close proximity to a number of pre-schools and primary schools situated within Daventry and nearby villages, while secondary schools are located in Daventry and Northampton. Daventry is also home to Daventry Hill Special School, educating children with cognitive and learning disabilities from 4 – 18 years old.

In addition, there are several independent schools located in and around Northampton.

The Site

The site currently comprises a detached four bedroom house with garage and private drive from Bethel Lane, situated on a plot extending to approximately 0.16 acres.

Adjoining to the east is a former builder's yard, extending to approximately 0.40 acres, with existing garage/workshop and remaining foundations of a previous workshop building. The yard benefits from a separate access from Bethel Lane to the south.



The existing dwelling provides a significant opportunity for improvement with potential to extend and reconfigure the existing accommodation

The adjoining land provides potential for alternative use or for the development of a number of new dwellings, subject to planning permission, with the benefit of a separate available access.

Planning Policy

The site is included within the Everdon Conservation Area and there are a number of Listed buildings within the village. Any development should therefore be designed to conserve the character and appearance of the traditional buildings within Everdon.

Marketing and Offers

The property is to be sold by private treaty. Unconditional offers are invited for the entirety of the site, extending to approximately 0.56 acres. Interested parties should address their offers to the agent clearly stating their offer figure, method of financing the purchase of the site and timescale for exchange and completion.

Tenure

The freehold interest is being offered for sale with vacant possession.

Information Pack

Please contact the agents for access to the information pack.

Viewing

Access to the site is strictly by appointment with the agents only.

Questions and offers should be sent to:

Nathan Andrews

07951 613126

nathan.andrews@kirkbydiamond.co.uk



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