

**FOR SALE FREEHOLD - £95,000 + VAT**  
**LAND ADJACENT TO THE COFFEE POT INN, HIGH STREET,**  
**YARDLEY GOBION, TOWCESTER, NN12 7TN**



- Large parcel of land located adjacent to the Coffee Pot Inn in Towcester
- Site area of c. 3.7 acres
- Freehold unconditional offers invited
- Subject to a 5 year tenancy with the Parish Council at £175 per annum
- May suit local investors or developers seeking BNG offset locations

## Location

Yardley Gobion is a picturesque village positioned within a short drive of the market town of Towcester, and enjoys close proximity to the Grand Union Canal. The surrounding region benefits from strong transport links via the A5 and A508, with Milton Keynes Central mainline railway station offering regular services to London Euston and Birmingham New Street. The world famous Silverstone race track also lies within a 20 minute drive of the site.

## Property Description

Large parcel of land measuring c. 3.7 acres.

The land occupies a prominent position on the High Street, situated adjacent to the Coffee Pot Inn and adjacent to the village hall, with further boundaries to residential properties and open agricultural land. The plot is grassed and enclosed by established hedgerows, currently used as a sports and leisure area.

## Tenure

Freehold. The site forms part of the pub's title and will be separated at the point of sale. The demise of the site is shown for guidance purposes on page 1 and outlined in blue.

The sale is subject to a tenancy agreement with the Parish Council held for a 5 year term (Expiring in 2029) on an annual rent of £175 per annum.

## Planning & Development

We have been advised that the site is not located within a flood zone, and the adjoining properties are not listed, nor does the site fall within the conservation area or settlement boundary, although is adjacent to both. All interested parties must rely on their own enquiries to verify this information.

West Northamptonshire Council -  
<https://www.westnorthants.gov.uk/planning-and-building-control>

## Highways

The land is accessible via the pub car park and on foot via a public footpath off the High Street.

Prospective purchasers should undertake their own investigations to ensure the access arrangements are suitable for any proposed uses.

## Overage

A 50% overage clause will be applied to the land for a period of 50 years which would be payable on the granting of planning permission for any non-agricultural use.

## Services

It is understood that all the main services are available in the adjacent highways but prospective purchasers should undertake their own investigations with the relevant utility companies to ensure all services are available and adequate for the proposed development.

## VAT

VAT is applicable on the sale of the land.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Enquiries



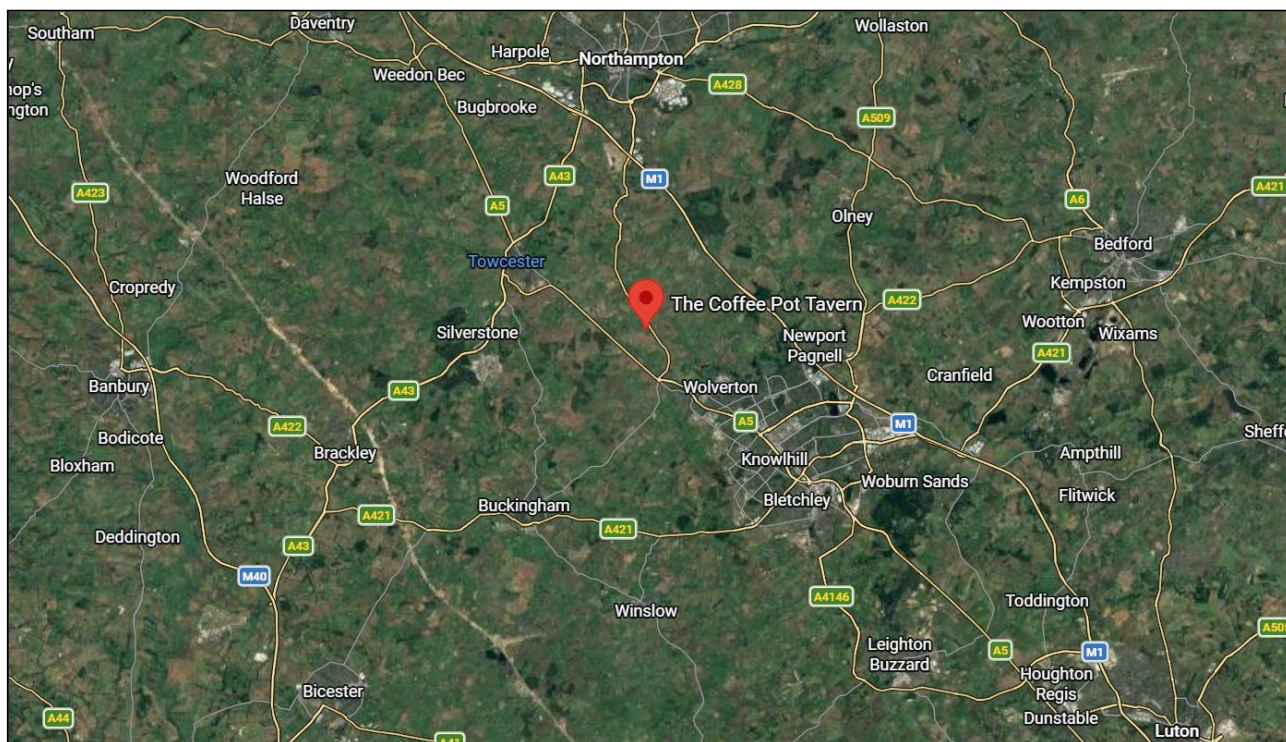
Contact: Richard Tole  
Tel: 07917 088 221  
Email: richard@wtsccommercial.co.uk



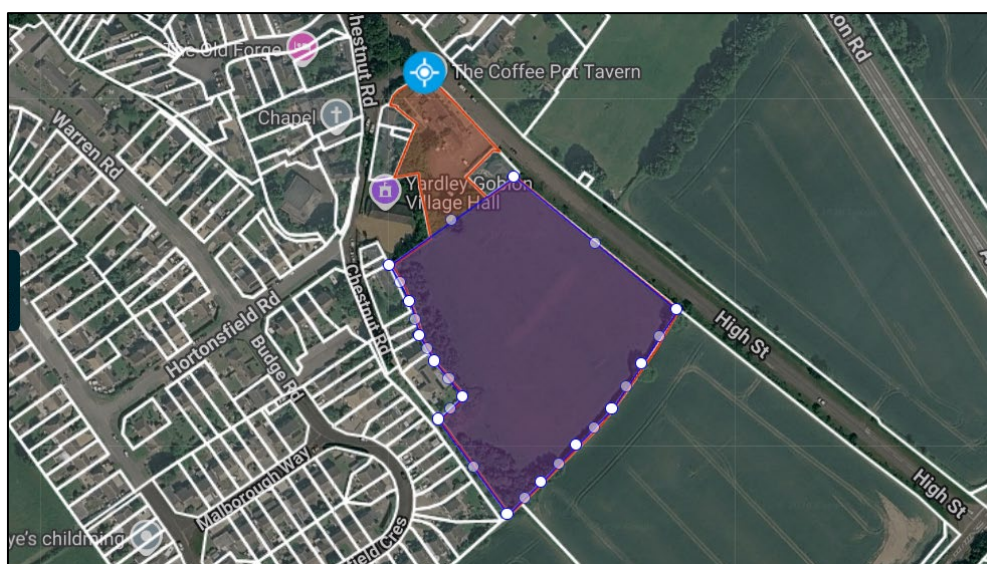
Contact: Harry Dowen  
Tel: 07534 620 899  
Email: harry@wtsccommercial.co.uk



## Location Plan



## Site Plan



### Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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## Our Services & Offices

