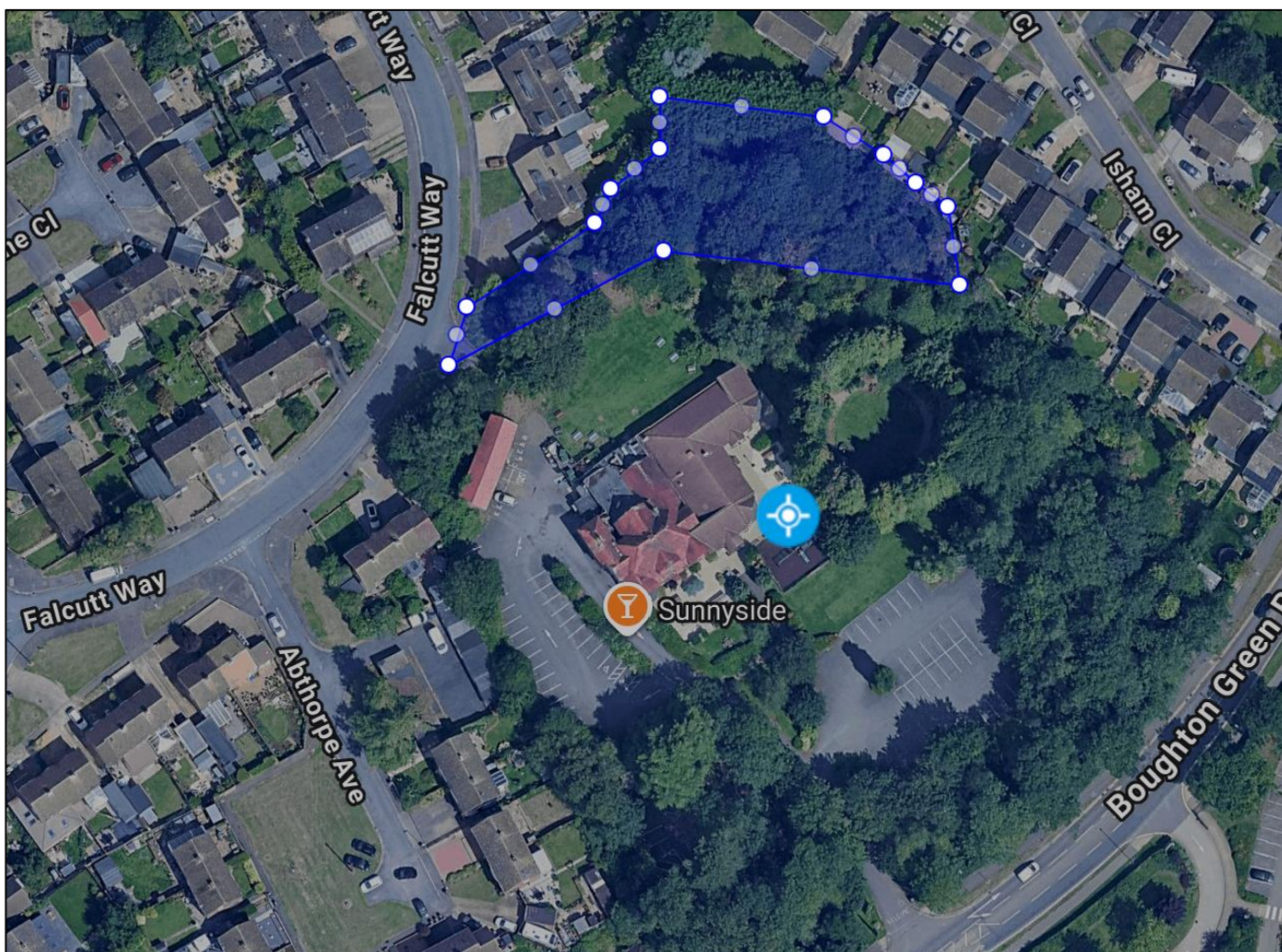


FREEHOLD FOR SALE – GUIDE PRICE £75,000 + VAT

*****UNCONDITIONAL OFFERS ONLY*****

**LAND AT THE SUNNYSIDE, FALCUTT WAY, BOUGHTON,
NORTHAMPTON, NN2 7AG**



- Potential development opportunity conveniently placed in North Northampton
- May be suitable for other uses including storage, parking or BNG offset, subject to necessary consents
- Site area of c. 0.4 of an acre
- Freehold unconditional offers invited
- Likely to be of interest to local/regional developers

Location

The land is located within a well-established suburban district in north Northampton, offering convenient access to neighbouring areas such as Kingsthorpe, Boughton, and Northampton town centre, all within a short drive. The wider region benefits from strong transport links via the A508, A43 and A45, with the M1 nearby providing routes across the Midlands and to London and Birmingham. Northampton Railway Station offers direct services to London Euston, Milton Keynes, Birmingham and other major centres.

The land lies off Falcutt Way in a mixed residential and commercial setting characterised by established housing, neighbourhood shops and community amenities. The land currently serves as a section of the beer garden for the Sunnyside pub on Boughton Green Rd.

Property Description

The parcel of land comprises a grassed area and is c. 0.4 of an acre in size.

Tenure

Freehold. The site forms part of the pub's freehold title (Title Number: NN194912) 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.

Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. For further information please contact the local authority.

<https://www.northnorthants.gov.uk/applications-appeals-and-enforcement/make-planning-application>

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.

Highways

The land partially fronts Falcutt Way, a residential street. There is a closed off turn in onto the plot from Falcutt Way in existence and its likely that this access point could be extended to service the plot area not adjoining the road. Prospective purchasers should undertake their own investigations to ensure the access is adequate for proposed use.

Accommodation Works

The purchaser will be responsible for erecting a 6ft close boarded fence to separate the boundaries between the two parties.

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



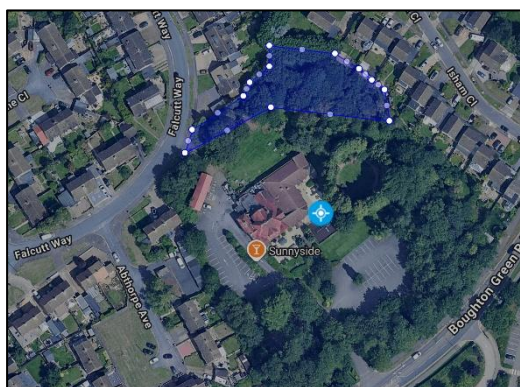
Contact: Richard Tole
Tel: 07917 088 221
Email: richard@wtsccommercial.co.uk



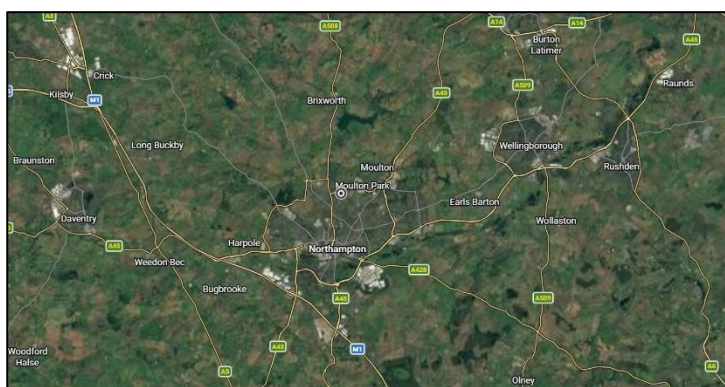
Contact: Harry Dowen
Tel: 07534 620 899
Email: harry@wtsccommercial.co.uk



Site Plan



Location 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.

Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

Our Services & Offices

