

Building plot to the east of 40 Deanshanger Road | Old Stratford |
Northamptonshire | MK19 6AW



Rarely available building plot in
Old Stratford

- Freehold site with planning consent for two 3 bedroom, detached houses with garages
- £299,950 for the freehold interest
- Prominent and visible position
- 0.2 acre site with frontage of approximately 37 metres (121 feet) to Deanshanger Road



BERRYS
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LOCATION

Old Stratford is a village located on the north eastern edge of Milton Keynes, six miles away, and close to the Buckinghamshire/ Northamptonshire border. The village is popular and has a primary school, public house, village shop, community hall and is in close proximity to Stony Stratford to the south which has an array of further shops, services and amenities.

The village is easily accessible to the junction of the A43 and A5 trunk roads less than 0.5 miles north. The property is located on Deanshanger Road which is accessed from the Towcester Road and links to the A422 to the south west.

In close proximity is attractive countryside, parkland and Stony Stratford Nature Reserve to the south.

DESCRIPTION

The property is a building plot with planning consent for two detached, three bedroom houses both of which have single garages, driveway and gardens. As part of the planning permission there is to be a new access to the new dwellings off Deanshanger Road.

ACCOMMODATION

The property provides a total site area of approximately 0.2 acres (0.08 ha).

The planning consent permits two houses with a gross internal area of approximately 1,136 and 1,090 sq. ft. respectively.

PRICE

The freehold interest is for sale at a guide price of £299,950.

VAT

Any rents, prices and premiums quoted are exclusive of VAT which may be payable.

SERVICES

Purchasers are advised to make their own investigations as to services which are connected to or in close proximity to the site.

PLANNING

Planning consent was granted on 16th April 2018 for the site under application reference number S/2017/3059/FUL. The permission is for "Two detached dwellings with detached garage and driveway parking at land east of 40 Deanshanger Road Old Stratford".

As part of the planning permission there is a Community Infrastructure Levy payable of £57,056.09 which may be exempt for self build and occupation.

LOCAL AUTHORITY

South Northamptonshire Council, The Forum, Moat Lane, Towcester, Northamptonshire, NN12 6AD. Telephone - 01327 322322.

LEGAL COSTS

Each party is to bear their own legal and professional costs.

VIEWING

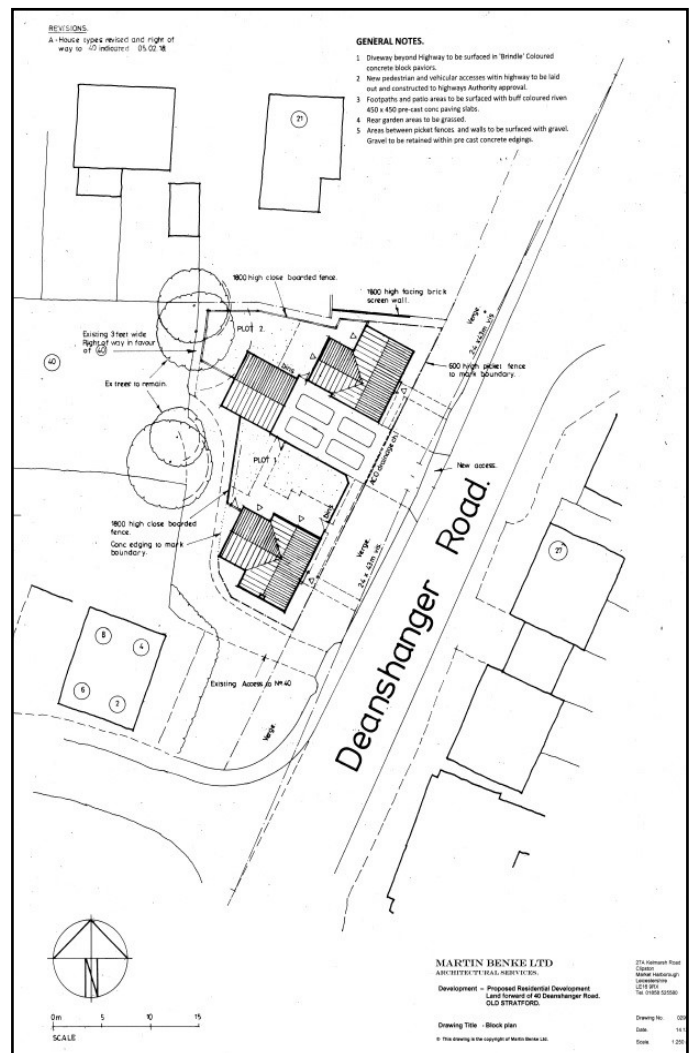
Any viewings of the land is strictly by prior appointment via the sole agent.

Duncan Batty MRICS

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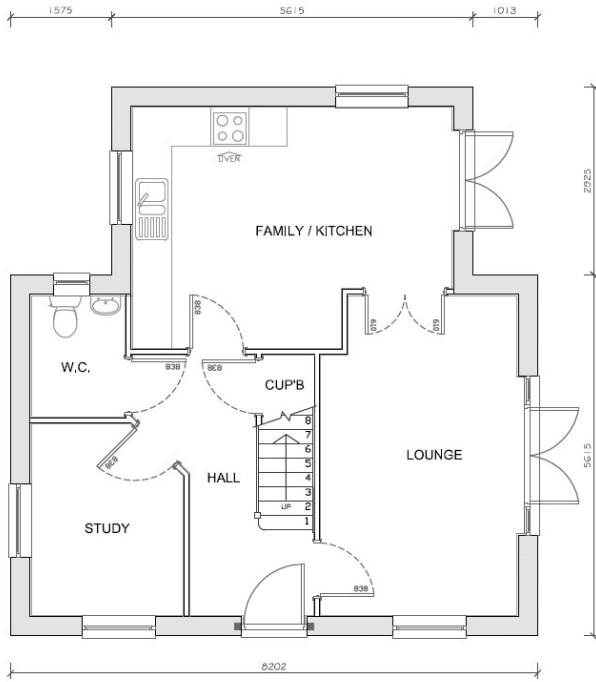
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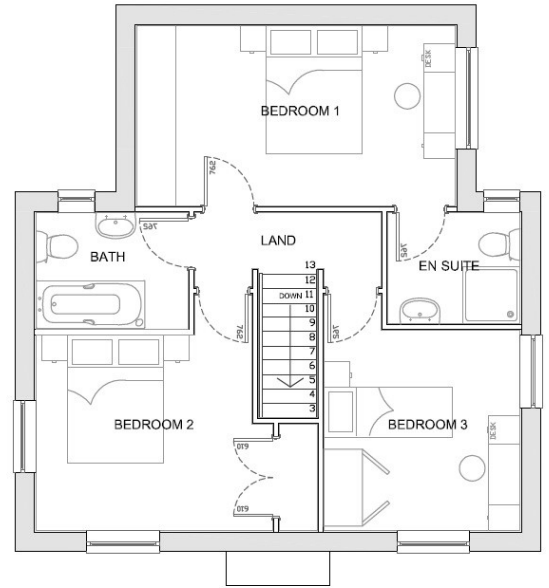
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7. Purchasers must satisfy themselves by inspection or otherwise.



PLOT 1

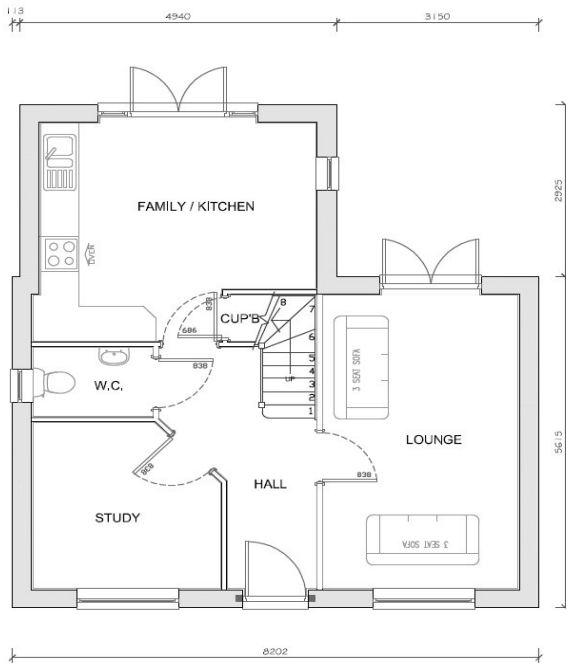


GROUND FLOOR

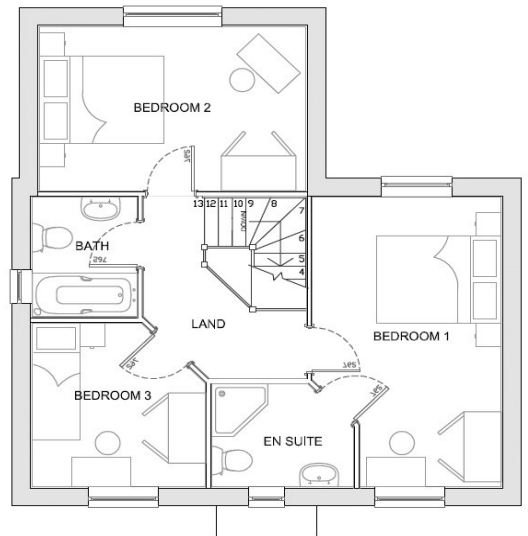


FIRST FLOOR

PLOT 2



GROUND FLOOR



FIRST FLOOR

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