

**Building Plot Adjacent To, 1A Foxwood Close, Rushden,
Northamptonshire, NN10 6UF**

Guide price £110,000 Freehold



Offers by way of an informal tender - 12pm (midday) Thursday 30th April 2015.

A building plot with the benefit of Outline Planning Permission for a single dwelling, with the site adaptable and spacious enough to accommodate two semi's / alternative, subject to Planning Permission, etc.

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RUSHDEN
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Introduction

We are delighted to offer for sale this residential building plot, which is found within a good residential area, which comprises a mixture of semi detached and detached homes. The plot has the benefit of Outline Planning Permission (No. 14/01286/OUT) which was granted by East Northants District Council (01832 742000) on 9/7/14, but indicative plans have been drawn up showing the scope for two semi detached houses and subject to Planning Permission, our vendor clients have had it indicated to them that this could be achieved (additional Planning could obviously be sought also).

We understand that all main services are provided in Foxwood Close.

Location

Foxwood Close is situated off Melloway Road, with the plot being found adjacent number 1A Foxwood Close, to the rear of numbers 148, 150 & 152 Irchester Road, Rushden, Northants. The plot being adjacent to a large car park to the rear of the Welcome Inn, a long standing Public House, as identified by our 'for sale' board.

Guide Price

Offers invited by informal tender, with a guide price of £110,000 (one hundred and ten thousand pounds). All reasonable/sensible offers will be considered.

Viewing

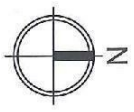
At any time, with a copy of the sole selling agent's particulars of sale in hand.

Disclaimer

AGENTS NOTE - ALL MEASUREMENTS ARE APPROXIMATE. ANY APPLIANCES MENTIONED HAVE NOT BEEN TESTED BY OURSELVES. MONEY LAUNDERING REGULATIONS 2007 – We are required to show due diligence in obtaining proof of identity on or before the date the purchaser's offer is accepted by the vendor (seller). Floor plans are for identification purposes only and not to scale. Measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase. Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property.



0m 50m 100m 150m 200m
 1:1250 scale as on original A4 sheet



PLANNING

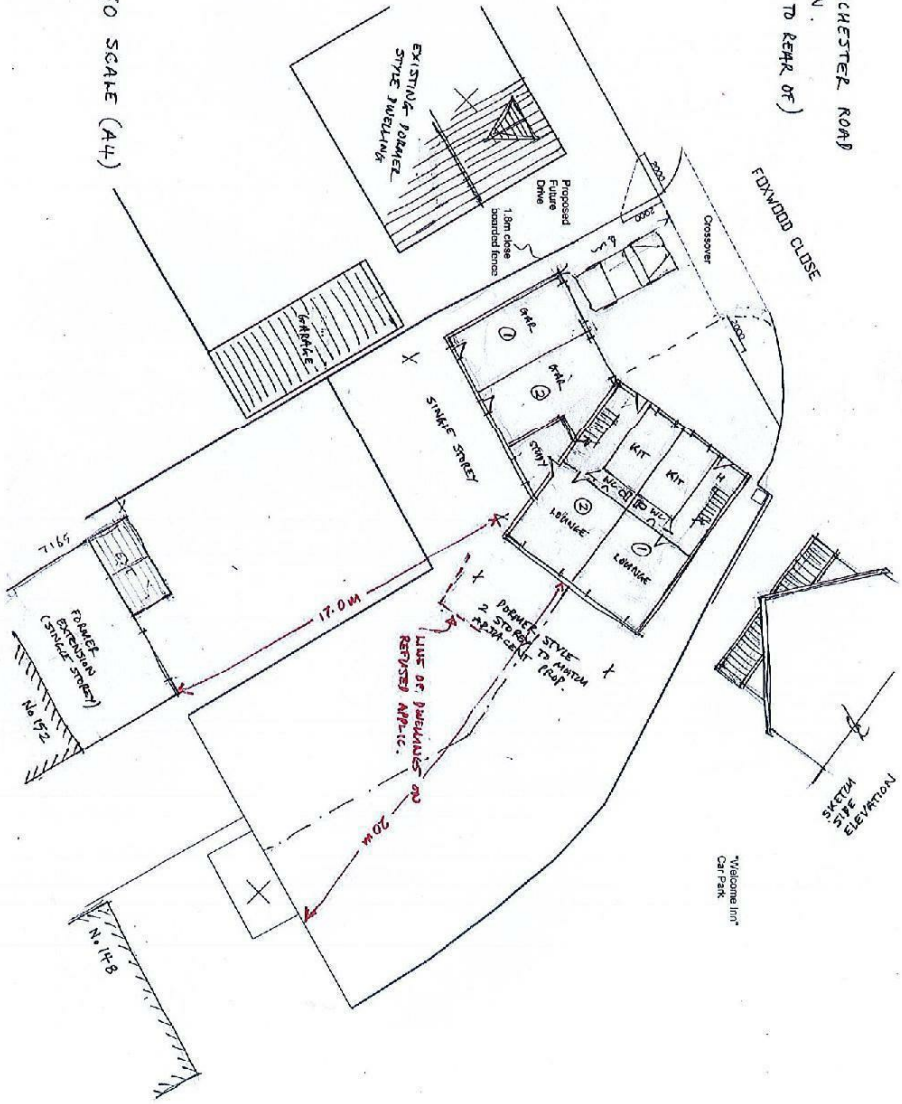
CLIENT
 Mr. R BROWN
 DRAWING TITLE
 LOCATION PLAN
 ZONE
 ROCHESTER ROAD
 RUSHDEN

SHEET NO.
 28/01/2014
 DATE
 1:1250 @ A4
 DRAWING NO.
 10/000
 NUMBER OF SHEETS
 10
 10/000

152 RICHELTER ROAD
RUSHVEN
(LAND TO BEHIND OF)

FORWARD CLISE

1 : 250 SCALE (A4)





OUTLINE PLANNING PERMISSION

14/01286/OUT

Location

Land Adjacent 1A Foxwood Close Rushden Northamptonshire .

Proposal

Demolition of existing garage/pool building and erection of single dwelling (outline application all matters reserved apart from access - resubmission of 14/00809/OUT

Applicant

Mr R Brown

The Annex Rectory Farm Great Addington Northamptonshire

Agent

APC Planning Ltd - Richard Colson

Burlington House 369 Wellingborough Road Northampton NN1 4EU

Date received

9 July 2014

Date valid

9 July 2014

Under the provisions of the Town and Country Planning Act 1990 the Local Planning Authority hereby **GRANT OUTLINE PLANNING PERMISSION** for the above development in accordance with the application and plans submitted, **subject to the following conditions** which are imposed for the reasons noted thereafter:

1. Approval of the details of the siting and appearance of the dwelling and the landscaping of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before the development is commenced.
Reason: The application is in outline only and the reserved matters referred to will require full consideration by the Local Planning Authority.
2. Application for the approval of the reserved matters must be made not later than the expiration of three years beginning with the date of this permission.
Reason: Statutory requirement under section 91 of the Planning and Compulsory Purchase Act 2004.
3. The development to which this permission relates shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
Reason: Statutory requirement under section 51 of the Planning and Compulsory Purchase Act 2004.
4. Before commencement of the development hereby permitted, details and samples of the external roofing and facing materials to be used for the construction of the dwelling shall have been submitted to and approved in writing by the local planning authority. The development shall thereafter be implemented in accordance with the approved details.
Reason: To achieve a satisfactory appearance for the development.

5. The details to be submitted for approval in writing by the Local Planning Authority at the reserved matters shall include drawings showing the finished floor levels of the dwelling in relation to the existing and proposed levels of the site and the surrounding land. The dwelling shall there after be constructed in accordance with the details so approved.
Reason: For the avoidance of doubt and to ensure a satisfactory form of development in relation to neighbouring land and buildings.
6. The details to be submitted for approval in writing by the Local Planning Authority relating to condition 1 above shall include a comprehensive landscaping scheme for the site, including an implementation schedule and details of any additional natural boundary screening to be planted. Landscaping shall thereafter be provided in accordance with the details so approved.
Reason: To ensure a reasonable standard of development and visual amenity for the area.
7. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.
Reason: To ensure a reasonable standard of development and to avoid detriment to the visual amenity of the area.
8. No development shall commence until details of a scheme for the provision of foul water drainage on and off site has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the approved scheme.
Reason: To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure.
9. The details required to be submitted by condition No. 1 shall include the provision of boundary screening to the site. This shall include details indicating the positions, height, design, materials and type of boundary treatment to be erected. This boundary screening shall then be provided in accordance with the details so approved prior to the first occupation of the dwelling and shall be retained thereafter in perpetuity.
Reason: To ensure adequate standards of privacy for neighbours and occupiers and to safeguard the amenity of the area.
10. Notwithstanding the submitted details, the details to be submitted for approval in writing by the local planning authority in accordance with condition 1 above, shall demonstrate that at least two off-road parking spaces shall be provided as part of the development. The parking as approved at reserved matters stage shall be retained and maintained in a serviceable manner in perpetuity:
Reason: To prevent the need to park on the surrounding roads.
11. Notwithstanding the submitted details and before commencement of development hereby permitted, a sustainable strategy satisfying the requirements of Policy 14 of the North Northamptonshire Core Spatial Strategy shall be submitted to and be agreed in writing by the Local Planning Authority and the development shall be implemented in accordance with the details so approved.
Reason: To ensure that the development is sustainable in accordance with national government advice contained in the NPPF and Policy 14 of the adopted North Northamptonshire Core Spatial Strategy.
12. Notwithstanding the submitted details and prior to the commencement of development, the following access details shall have been submitted to and approved in writing by the local planning authority:-
 1. Positive drainage to prevent the unregulated discharge of surface water onto the adopted highway.

2. The private driveway shall be hardsurfaced for the first 5 metres behind the highway boundary (measured from back of verge).

3. The private driveway gradient shall not exceed 1:15

4. Visibility splays of 2.4m x 2.4m shall be provided at the access point, measured from the back of the adopted highway. The area within these splays shall be maintained with no structures exceeding 0.6 metres in height.

Development shall be carried out in strict accordance with the approved details and approved vision splays retained thereafter.

Reason: In the interests of highway safety.

13. No demolition or construction work (including deliveries to or from the site) that causes noise to be audible outside the site boundary shall take place on the site outside the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays, and at no times on Sundays or Bank Holidays unless otherwise agreed with the local planning authority.

Reason: To ensure the protection of the local amenity throughout construction works

14. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall identify appropriate measures for:

a) the parking of vehicles of site operatives and visitors

b) loading and unloading of plant and materials

c) storage of plant and materials used in constructing the development

d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate

e) wheel washing facilities to prevent the deposit of mud or debris on the adjacent highway. Any mud deposited on the highway must be removed immediately by the developer

f) measures to control the emission of dust and dirt during construction

g) a scheme for recycling/disposing of waste resulting from demolition and construction works

h) a commitment that no demolition products shall be processed, crushed or sorted on site

i) acknowledgement that vehicles, including delivery vehicles, associated with the construction shall be parked outside the development site at any time and the public highway shall not be used as a holding area for deliveries

j) methods to control and mitigate noise, including vibration, which may affect the surrounding properties

k) the developer, all contractors and sub-contractors engaged in any form of construction work as part of the development should employ the principles of current best practice. In particular due regard should be made to British Standard BS 5228: 2009 "Code of Practice for Noise and Vibration Control on Construction and Open Sites.

Reason: To protect residential amenity and to prevent an obstruction of the highway during the period of construction

15. The development hereby permitted shall be carried out strictly in accordance with the approved plans received by the Local Planning Authority on 09/07/14, drawing numbers: N213-100, Indicative Block Plan, N213-101, Sustainable Design Checklist and Supporting Planning Statement.

Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.

Your attention is drawn to the following notes:

1. In reaching this decision this Council has implemented the requirement in the NPPF to deliver sustainable development in accordance with paras 186 and 187. Officers have

14/01286/OUT

worked pro-actively to process the application swiftly. Following pre-application advice, the plans as submitted were considered to be acceptable and no further revisions or negotiations were required.

D. A. Reed

Decision Date
3 September 2014

Signed:
David Reed, Head of Planning Services

NOTE: This notice relates only to planning permission and does not include or imply consent under the Building Regulations or any other legislation for which a separate application may be required.

RIGHT OF APPEAL:

Your attention is drawn to the following notes which explain how to submit an appeal should you be aggrieved by the above decision.

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or the grant of permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with Sections 78 and 79 of the Town and Country Planning Act 1990 or Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990, within six months of the date of this notice. However, where an enforcement notice has been served on the same, or substantially the same, development as in the application within 2 years of the date the application was made, the period for receiving an appeal is within **28 days** of the date of the decision notice or of the date by which the Local Planning Authority should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the Local Planning Authority had to determine the application, the period for receiving the appeal is within **28 days** of the date the enforcement notice was served (unless this extends the normal 6 months or 12 week deadline) (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them having regard to the statutory requirements, to the provisions of the development order, and to any direction given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.
2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of responsibly beneficial use by carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 or Chapter III of the Planning (Listed Buildings and Conservation Areas) Act
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990 or Section 27 of the Planning (Listed Buildings and Conservation Areas) Act

dcefulz.rtf



Neville House, 67 Wellingborough Road, Rushden, NN10 9YG
01933 316316 sales@mike-neville.co.uk
www.mike-neville.co.uk

BUILDING PLOT ADJACENT TO 1A FOXWOOD CLOSE RUSHDEN, NORTHANTS NN10 6UF

We have been instructed by our clients to invite your best offer in writing by **12 noon (midday), Thursday 30th April 2015** for the above land in a sealed envelope to be delivered to Mike Neville Estate Agents, Neville House, 67 Wellingborough Road, Rushden, Northants NN10 0AS, **clearly marked on the reverse side "Building Plot Adjacent To 1A Foxwood Close, Rushden, Northants NN10 6UF - Tender"**

The information required is:-

1. Full Name of Prospective Buyers:

Full Address:

.....

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Tel. Nos: Home: **Mob:**

Work: **Fax:**

Email:

2. Best Offer:

£

(in words)

3. Prospective Buyers Solicitors: Name:

Address:

.....

Tel: **Fax:**

Email:

4. Confirmation of Funding

Cash from own resources	£
Monies from proceeds from sale of property	£
Loan/Borrowing/Mortgage	£
Other source of financing	£
Total:	£

Please provide confirmation from your bank, building society or other financial institution as to the funds it is prepared to provide you.

Financial consultant:

Contact No

Company

Lender (if known)

5. Is your offer subject to the sale of a related property/ reliant upon a sale that is currently progressing at this time?

6. Timescale to exchange of contracts and thereafter completion:

7. Is your offer subject to any conditions other than contract YES/NO

If YES please state (i.e. planning permission)

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.....
.....

N.B. Our client is unlikely to re-negotiate the price once a figure has been agreed and solicitors are instructed. Any omission of the information requested may affect your offer.

Please note that we will not be at liberty to discuss the amount or number of other offers received as this is confidential information between the clients and ourselves.

If we can provide any assistance or help please do not hesitate to contact us.

Signature:

Signature:



Social Media Pages

