



FOR SALE FREEHOLD
BAKERS LANE
LONG BUCKBY
NN6 7WA

**Lambert
Smith
Hampton**

- Outline planning consent for a 72 bed care home, 10 extra care units & 7 extra care bungalows.
- Previously undeveloped greenfield site.
- 2.17 acres (0.88 hectares).

LOCATION

The site is located in the village of Long Buckby, Northamptonshire.

The site is situated immediately to the south side of Bakers Lane. Station Road provides access to the A5 and M1 Motorway (Junction 18).

Long Buckby is located approximately 11.5 miles south east of Rugby and 10 miles north west of Northampton.

Long Buckby railway station is situated approximately 500 metres from the site. There are direct trains to London Euston in 1 hour 20 minutes and direct trains to Birmingham New Street station in 50 minutes.

SITE AREA

The site area extends to approximately 2.17 acres (0.88 hectares).

DESCRIPTION

The site comprises greenfield land.

The site boundary to the south is defined by a mature hedgerow interspersed with trees. The northernmost site boundary is defined in part by Bakers Lane. The land is situated adjacent to a residential development scheme undertaken by Bovis.





VAT

All prices are quoted exclusive of VAT, which may be chargeable at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

SALE PACK

A sale pack is available for interested parties containing the following information:

- Land Registry documents.
- Planning decision notice in respect of application and appeal.
- Site plan.
- Groundsure environment report.
- Overage documentation.

PLANNING

Outline planning consent was granted at appeal (subject to conditions) on 13th March 2017 for a 72 bed care home, 10 extra care units and 7 extra care bungalows. 40% of the extra care dwellings are to be affordable. The appeal application reference is **APP/Y2810/W/16/3159236**. The original planning reference is **DA/2015/1098**. The site may be suitable for alternative forms of development, subject to planning. Previous applications have been granted for commercial development and we understand that applications for residential purposes would be looked upon favourably by the local planning authority. Interested parties should direct enquiries to Daventry District Council.

TENURE

The site is held freehold with Land Registry title number **NN353232**. An overage clause relating solely to residential development exists. The overage clause is not activated by the existing planning consent for a care home. Further information is available on request.

PROPOSAL

We are instructed to seek unconditional offers in excess of **£1,700,000** for the freehold interest. Subject to planning offers may be considered for alternative forms of development if deemed appropriate.

**Lambert
Smith
Hampton**

Further Information:

Harry Stevens
Lambert Smith Hampton
0121 237 2360
07921 353895
hstevens@lsh.co.uk

Sheryl Hoare
Lambert Smith Hampton
0121 237 2327
07395 885487
shoare@lsh.co.uk

Lambert Smith Hampton
Interchange Place
Edmund Street
Birmingham
B3 2TA

CONTACTS



Keep up-to-date with
LSH news and updates



#LSHKNOWS

© Lambert Smith Hampton November 2019. Details of Lambert Smith Hampton can be viewed on our website www.lsh.co.uk

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by Lambert Smith Hampton as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions set out herein for the purpose of any particular transaction, and no responsibility or liability, whether in negligence or otherwise, is accepted by Lambert Smith Hampton or by any of its directors, officers, employees, agents or representatives for any direct, indirect or consequential loss or damage which may result from any such reliance or other use thereof. All rights reserved. No part of this publication may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988.

Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.