

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.

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

DESCRIPTION

Solihull Coventry

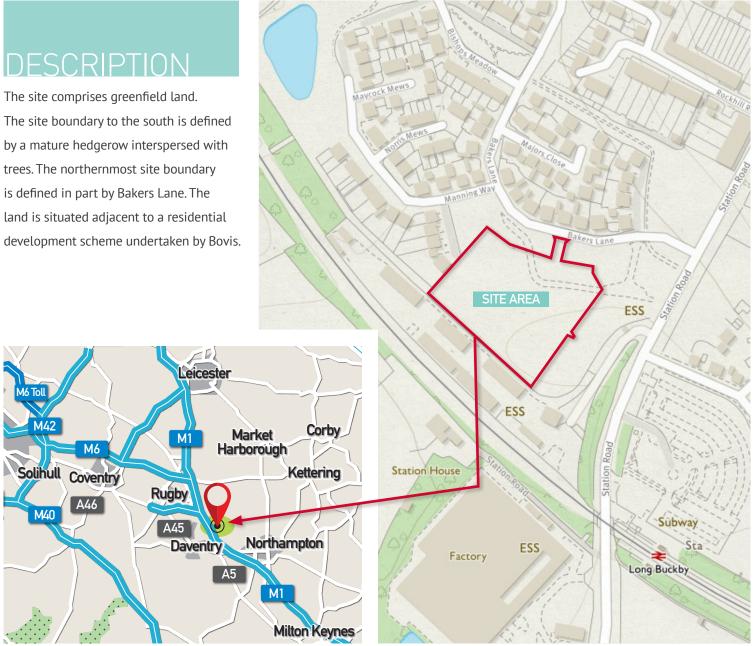
The site comprises greenfield land. The site boundary to the south is defined by a mature hedgerow interspersed with trees. The northernmost site boundary is defined in part by Bakers Lane. The land is situated adjacent to a residential

Leicester

Rugby

A45

Daventry





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.

TFNURF

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.

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.

Lambert Smith Hampton

Further Information:

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CONTACTS



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LSHKNOWS

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