



PARK HOME DEVELOPMENT SITE

Adjoining Pitsford Reservoir and Country Park, Northampton Road,
Brixworth, Northampton NN6 9DG

savills

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Northampton 6 miles, Leicester 28 miles, Coventry 34 miles
(all distances are approximate)

*Prime residential park home development site in
an attractive rural Northamptonshire setting*



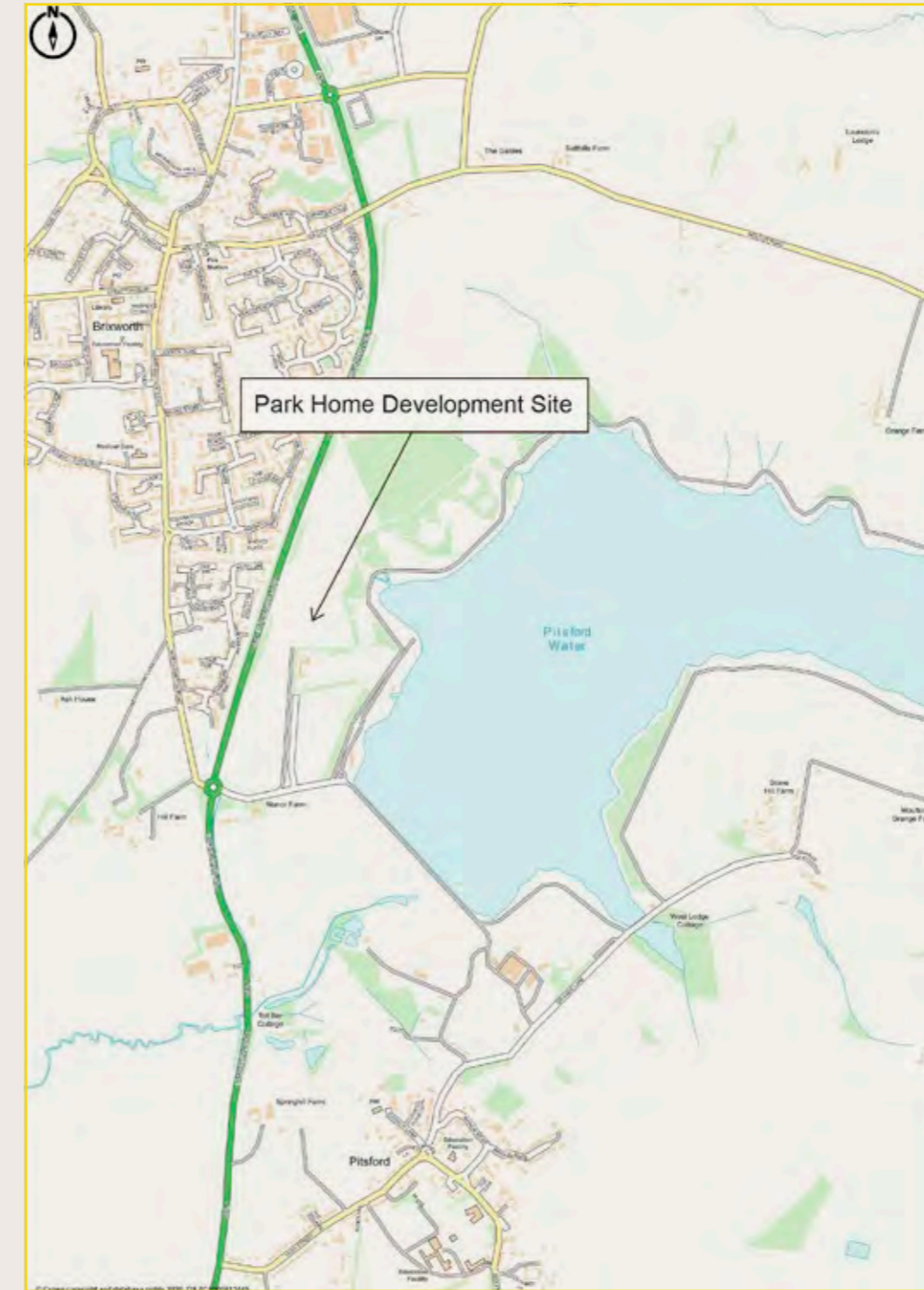
Background

Brixworth Park Home Development Site offers a rare opportunity to develop a clear, open site to the developer's preferred layout and landscape design. It comprises an attractively located parcel of land, which was formerly intended for use as a touring caravan site but now benefits from two recently granted lawful development certificates permitting development of a new mobile home park to a modern specification.

The site features a naturally varied topography, gently sloping into a valley from the northwest towards the southeast. This fall in the landform creates elevated vantage points that capture far-reaching views across the adjoining Brixworth Country Park and Pitsford Reservoir, enhancing both the setting and the development potential of the site.

Summary of Facilities

- Edge of village location adjoining Pitsford Reservoir and Brixworth Country Park.
- Original planning permission and two Lawful Development Certificates permitting use as a caravan site, including siting of park homes for permanent residential occupation.
- Sub-base and kerbing laid for main site access leading to tarmac road and adjoining Brixworth bypass.
- Mains water, drainage, electricity, gas and telecommunications available close to the site boundary.
- Development site (Lot 1) extending to approximately 5.46 hectares (13.51 acres).
- Indicative layouts prepared for up to 132 park homes, compliant with Model Standards.
- Additional 1.88 hectares (4.65 acres) to the north (Lot 2) with potential for further park home development (subject to obtaining consent).



Location

Brixworth Park Home Development Site is located on the southeastern edge of Brixworth, a rural village with Anglo-Saxon origins. Brixworth offers local amenities, scenic walking routes, and community facilities, providing a balance of heritage and modern village features.

Access to the site is from a tarmac surfaced road leading to Pitsford Reservoir and Brixworth Country Park which adjoin the site to the east. This also leads to the A508 Harborough Road, which runs between the A14, 6.5 miles to the north, and Northampton, 6 miles to the south. The A14 dual carriageway is a major east-west route between the A1 and the M1, and Northampton also adjoins the M1 further south. These routes provide excellent road links to the Midlands and London.

Brixworth Country Park offers walking and cycling trails, a visitor centre with a café, children's play area, 167 car-park spaces, and access to sailing and fishing at Pitsford Reservoir. Pitsford Reservoir is a large 413-hectare reservoir and a Biological Site of Special Scientific Interest. It is regularly used for sports events, including the East Midlands Saxon Triathlon & Multisport Festival.

The surrounding landscape comprises undulating countryside and provides an attractive setting for the site.

Site Facilities

The overall site extends to 7.34 hectares (18.16 acres) and is offered for sale as a whole or in two Lots:-

LOT 1

The principal lot extends to 5.46 hectares (13.51 acres) and benefits from lawful development certificates permitting development a new park home estate. Entry is gained from the Pitsford Reservoir and Brixworth Country Park access road which runs from the A508 to the southeast. From this road there is an existing 5 metre wide track bordered by concrete kerbs, comprising crushed stone/hardcore over a membrane, which leads north to the main site area.

At the southwest corner of the main part of the site there is a concrete base which was laid several years ago in preparation for siting of the reception and office for the caravan park. At the northwest corner of Lot 1, the foundations for a shower/wc/laundry building have been formed but the remainder of the building was never constructed.

Apart from these features, the site comprises open grassland which slopes down towards Brixworth Country Park and Pitsford Reservoir to the east and also falls into a valley which runs northwest to southeast through the centre of the site. This provides attraction to the site which

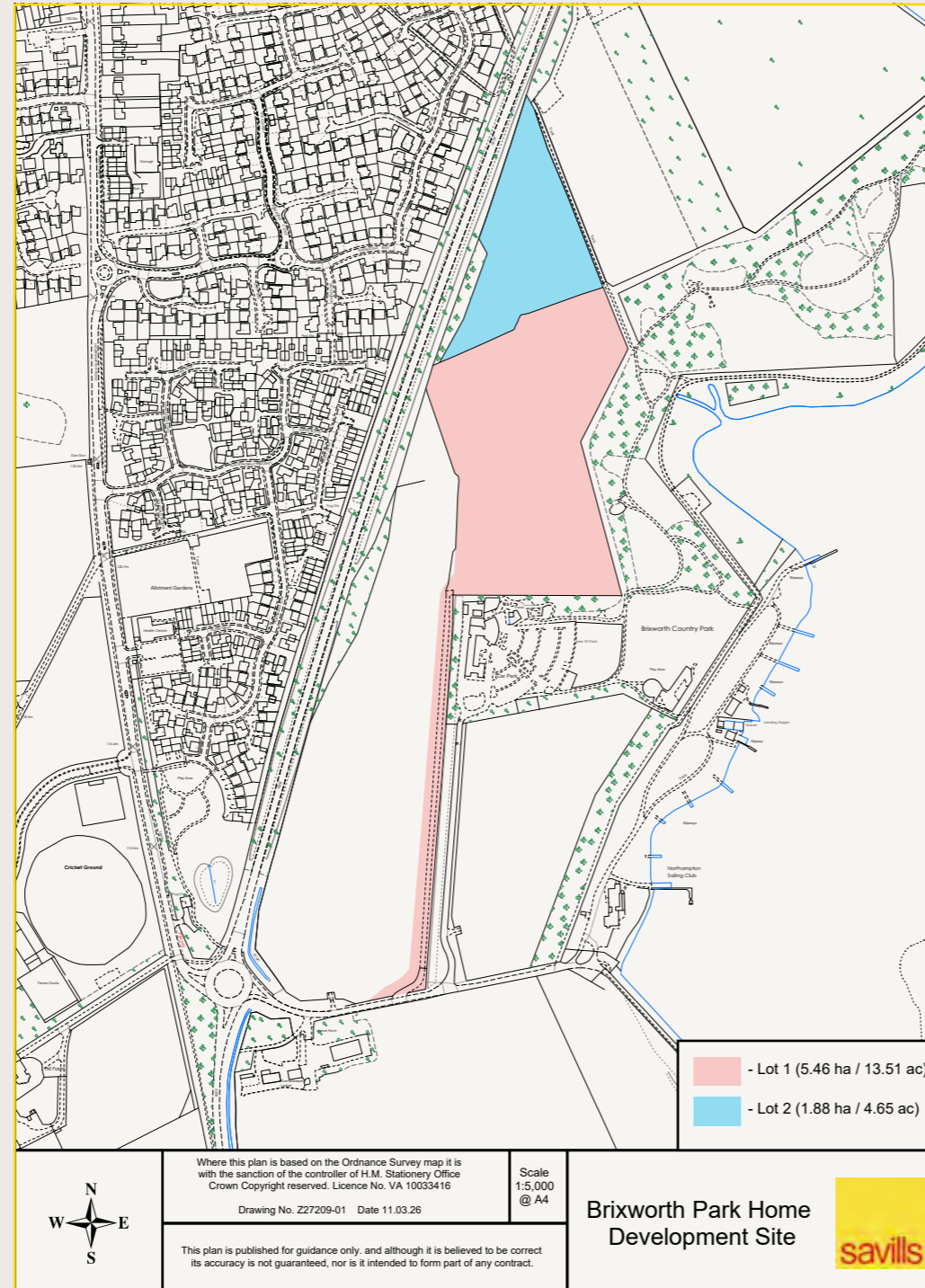
can be incorporated into the park home development and will enable views towards Pitsford Reservoir from the elevated parts of the site.

The main part of Lot 1 is bordered by mature hedgerows on the south and east sides which adjoin the country park, and partly by a hedgerow where it adjoins Lot 2 to the north. To the west an open field which is being retained by the seller.

LOT 2

Lot 2 is located to the north of Lot 1 and comprises a triangular parcel of land extending to approximately 1.88 hectares (4.65 acres). This area adjoins the A508 on its western boundary, and a footpath leading to Brixworth Country Park on its eastern boundary. It is screened from the A508 by a mature hedgerow and enclosed by fencing and partly enclosed by a hedgerow adjoining the footpath.

The land slopes gently down to the east where it adjoins Lot 1 with the boundary being formed by a combination of a stone wall and hedgerow. The whole area is currently laid to grass.



Town & Country Planning

The property is located within the jurisdiction of West Northamptonshire Council. It is covered by the West Northamptonshire Joint Core Strategy Local Plan (Adopted December 2014). The property is not subject to specific policy designations within the local plan. Brixworth Country Park and Pitsford Reservoir to the east is a Site of Special Scientific Interest.

Between 2009 and 2013, a series of planning permissions were granted relating to development of Lot 1 as a caravan site. These permissions were implemented, following discharge of relevant conditions, by construction of the access track, base for the site office/reception, and shower/wc/laundry building.

In April 2023 an application was submitted for a Lawful Development Certificate permitting use of the land for tents, caravans, touring caravans and motor homes for open use without limitation as to length of stay. This was approved on 13 June 2024.

In January 2025 an application was submitted for a Lawful Development Certificate permitting the carrying out of building and engineering works and other operations as permitted development pursuant to Part 5, Class B, of the Town and Country Planning (General Permitted Development) (England) Order 2015 as required by the Model Standards 2008 for Caravan Sites in England pursuant to the Caravan Sites and Control of Development Act 1960 – Section 5. This was approved on 4 December 2025.

The original planning permissions and the two Lawful Development Certificates confirm that development of Lot 1 as a mobile home park is lawful under the terms of planning legislation.

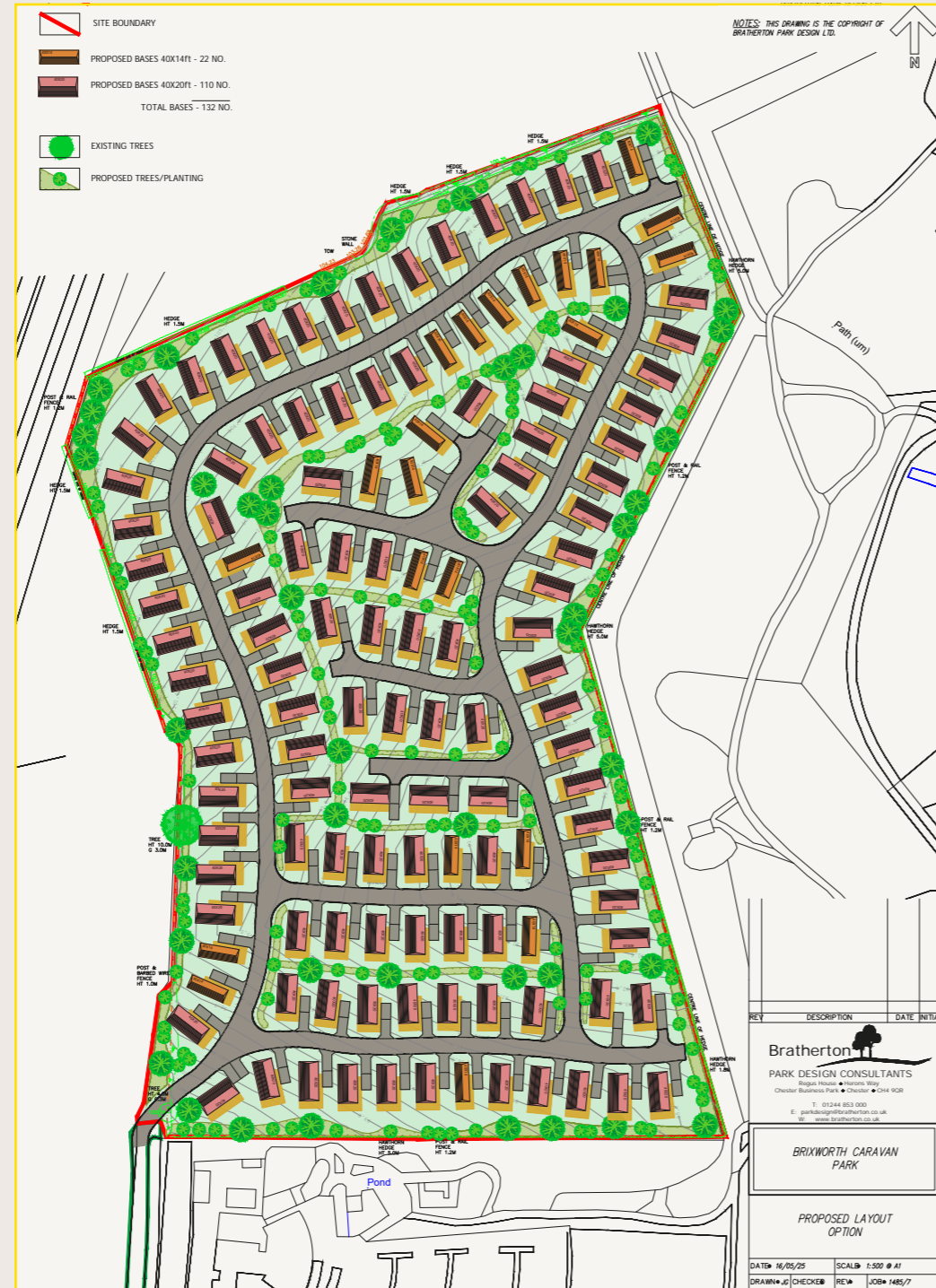
In relation to Lot 2, no planning permission has been obtained for change of use of this area of land which is currently used as agricultural grassland. It might however hold potential for use in conjunction with Lot 1 for amenity purposes, or for further park home development, subject to the required planning permission being obtained.

Details of the planning history for the property and copies of the recent Lawful Development Certificate applications are available in the online data room for the sale.

Proposed Development

The form of the proposed development will be shaped by the developer's preferred mix of unit sizes, site layout and landscaping, the need for a reception, office space and car parking, whether amenity areas are to be included, and the extent of engineering works required to maximise site density and address the site's natural topography. These requirements will also be influenced by criteria laid down in the Model Standards for park home site development.

The seller has obtained three alternative layout plans which comply with Model Standards and provide options which can be varied to meet the successful purchaser's requirements. The layout plan adjacent, demonstrates that 132 park homes can be accommodated on Lot 1, although an alternative configuration of units might enable a greater number of park homes to be sited.





General Remarks

SERVICES

The seller has engaged independent infrastructure advisors to investigate availability of services to the site, as none are connected at present. This has confirmed availability of the following services close to the site:-

Water, Sewerage, Electricity (three-phase), Gas, BT openreach telecommunications

Indicative costs for connecting all services, save for the telecommunications have been obtained, details of which are included in the online sale data room.

TENURE

The freehold interest in the property is held under adjoining titles, details of which are provided in the sale data room.

BASIS OF SALE

The freehold interest in the property is available as a whole or in two lots and vacant possession will be available on completion of the sale.

Further land, which adjoins the western boundary of Lot 1, could be available by separate negotiation if required by a purchaser. The seller will reserve required rights of access to land adjoining Lot 1 which is retained from the sale.

Whilst the seller reserves the right to accept any offer at its discretion, it is expected that following a period of marketing, a closing date for bids will be set and details of the bid process will be included in the sale data room.

VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT, such tax shall be payable by a purchaser in addition to the sale price.

Important Notice Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not assessed any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs taken January 2026 Sale particulars prepared March 2026 EC622042

FURTHER INFORMATION AND VIEWINGS

An online data room providing detailed information in relation to the property is available to interested parties, subject to registration of their interest with the selling agent.

Viewings are to be undertaken strictly by appointment through the selling agent.

For further information or to arrange a viewing, please contact:-

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DIRECTIONS

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