

FREEHOLD LAND FOR SALE - DEVELOPMENT OPPORTUNITY

Land On The North Side Of The Royal Oak

Chapel Lane, Blisworth, Northamptonshire NN7 3BU



Indicative Plan

Key Highlights

- Site area of 0.170 acres (0.069 ha)
- Excess land surplus to pub requirements
- Opportunity for various uses (STP)
- Potential for residential infill (STP)
- Freehold unconditional and conditional offers invited (STP)

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Location

Land on the north side of The Royal Oak, Chapel Lane, Northamptonshire, NN7 3BU, is situated in a convenient village location with good links to nearby towns. The property lies approximately 10 kilometres (6.2 miles) south-west of Northampton town centre, providing easy access to local amenities and services.

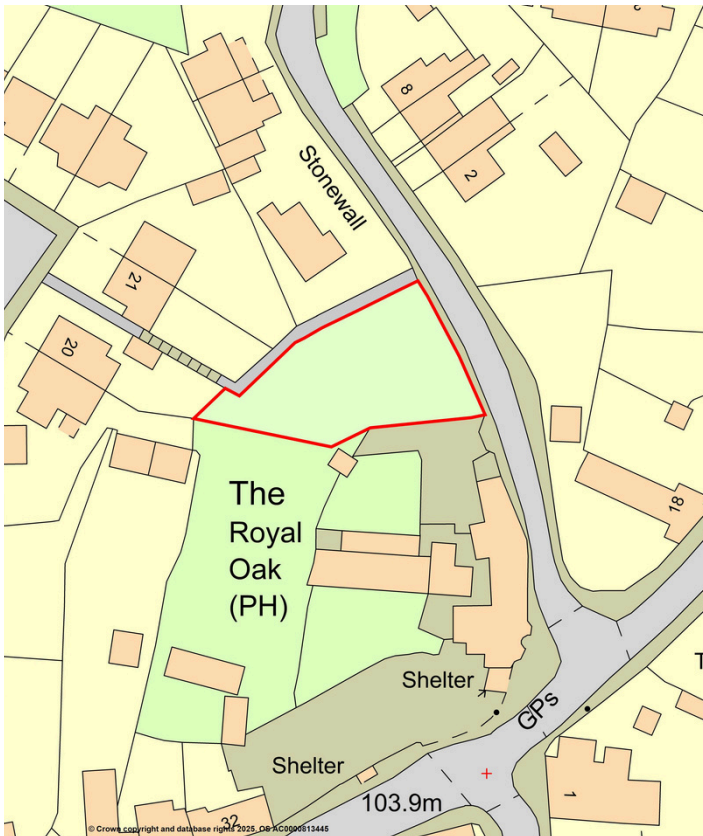
Chapel Lane connects to the A45, which links to the M1 motorway at Junction 16, approximately 8 kilometres (5 miles) to the north-west. The M1 provides routes to London, Milton Keynes, and the wider national motorway network.

Northampton railway station is approximately 11 kilometres (7 miles) from the property, offering direct train services to London Euston with an average journey time of around 60 minutes. Birmingham Airport is approximately 70 kilometres (43 miles) to the north-west, providing both domestic and international flights.

Location Map

Streetview

What3words



Site boundary for indicative purposes only

Description

The potential development site to the north side of The Royal Oak comprises approximately 0.170 acres (0.069 hectares) of surplus land no longer required for the pub's trading operations. The land is mainly lawned, with a gentle slope, and is enclosed by a fence and low level wall along the northern and eastern boundaries.

Tenure

Freehold subject to vacant possession.

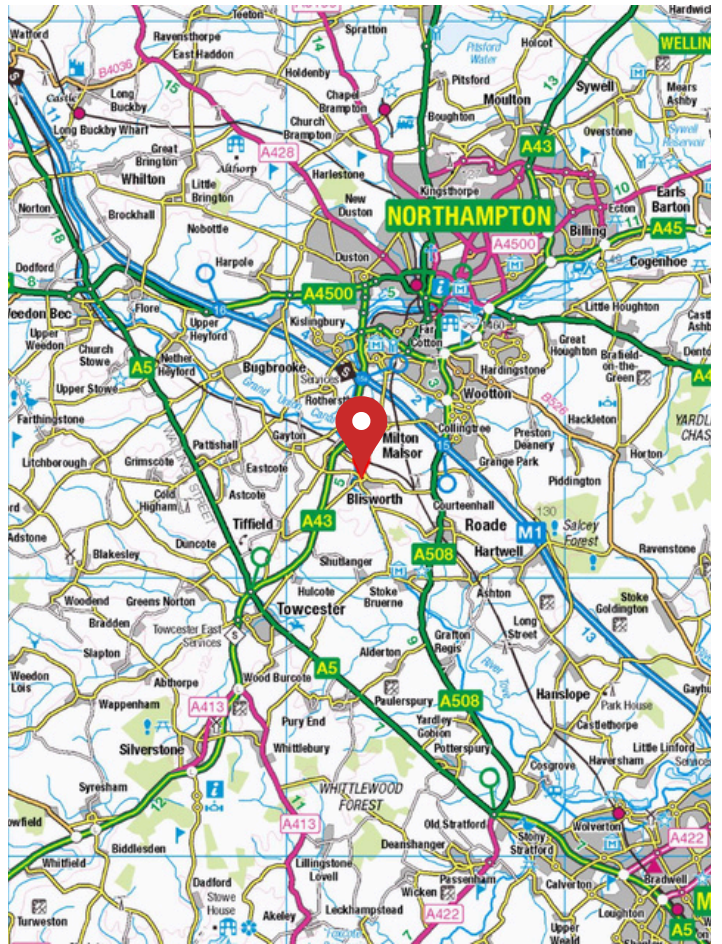
Planning

The property is adjacent to a listed building (List Entry Number 1371565) and sits within the Blisworth Conservation Area, but it is not located within a prohibitive flood zone. All parties are advised to carry out their own due diligence.

Local Authority

West Northamptonshire Council.

www.westnorthants.gov.uk



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Services

All parties to make their own enquiries to the serviceability to the land.

Guide Price

Offers are invited on an unconditional and conditional basis (STP).

VAT

VAT may be applicable at the prevailing rate.

Viewing

Where appropriate, we recommend interested parties carry out a discreet inspection of the site. We kindly request that no approaches are made to the publican, staff or the business directly, where applicable.

AML

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

CONTACTS

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