



Freehold Residential Development Land
Land off Barby Road, Braunston, Northamptonshire, NN11 7JT

HOWKINS &
HARRISON

Residential Development Land

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Freehold residential development opportunity situated on the edge of Braunston village, Northamptonshire.

An exciting opportunity to acquire a site which has the benefit of outline planning permission for up to 29 dwellings.

The site area extends to 4.82 acres (1.95ha) or thereabouts.

Situation

The freehold site is situated on the northern edge of Braunston with frontage on the western side of Barby Road.

Distances

- Braunston Village Centre – 0.2 miles
- Daventry Town Centre – 3 miles
- Rugby – 6 miles
- M45 Thurlaston Interchange – 6 miles
- M1 (Junction 18) – 5 miles



Braunston Village



Education

Braunston benefits from the Braunston C.E Primary School, situated within approximately 200 meters of the site, and is within the catchment area for numerous secondary schools including Daventry Hill School, Princethorpe College, and Rugby School.

Location

Braunston is a hilltop village in the West Northamptonshire area, sitting within a rural setting on the Northamptonshire and Warwickshire border. It has a rich history dating back to the Roman era, listed as a settlement in the Domesday Book of 1086 and is often referred to as the 'Heart of the Waterways' owing to its famous canal junction between Oxford Canal and the Grand Union Canal, and its picturesque marina. Braunston's All Saints' Church, known as the 'Cathedral of the Canals' has overlooked the village since the early 13th century and acts as a communal hub for the village.

It is well located just off the A45 main road, which connects Daventry and Rugby and provides a link to the M45 to the north.

Braunston village provides a wide range of facilities and amenities including but not limited to a primary school, public houses, a selection of shops including butchers, hairdressers, a Post Office, a fish and chip shop, and car servicing garage.

Planning

Outline planning permission was given by West Northamptonshire Council under application reference WND/2023/0235 on 19/08/2024. The site is also subject to a Section 106 agreement which provides for 31% affordable housing on the site, which is dated 15/08/2024

West Northamptonshire's Local Plan requires that sites in this area provide a 40% affordable housing planning contribution and therefore a commuted sum is required to secure the remaining 9% requirement to ensure Policy compliance (equivalent to 4 units).



ACCOMMODATION SCHEDULE		
HOUSE TYPE	Beds	No
Affordable		
A Bungalow-1B2P M4(2)	1	2
B Bungalow-2B3P M4(2)	2	1
C Bungalow-2B3P M4(3)	2	1
D House-2B4P	2	1
E House-3B5P	3	3
H House-4B6P	4	1
Affordable Sub-total		9
Private		
J Bungalow-1B2P M4(2)	1	1
B Bungalow-2B3P M4(2)	3	8
F Bungalow-3B5P M4(2)	2	3
D House-2B4P	2	3
E House-3B5P	3	2
G House-4B6P	4	2
Private Sub-total		19
Self Build		
X Bungalow	2	1
Self Build Sub-total		1
TOTALS:		29

Development Schedule:
 Total Site Area: 1.95 ha
 Open Space: 0.90 ha
 Developable Area: 0.96 ha

Key:

- Site Boundary
- * Bungalow
- Affordable
- Self Build
- - - Open Space

Data Room

A comprehensive digital information pack has been set up and access can be provided to interested parties upon request. The data room will contain the following information:

- Outline planning permission
- Section 106 Agreement relating to outline planning permission
- Approved outline planning permission site location plan
- Illustrative layout plan submitted as part of outline application including access details
- Supporting reports submitted as part of outline application including: - Preliminary Ecological Appraisal by Aspect Ecology and Transport Statement by Martin Andrews Consulting
- Flood Risk Assessment
- Bid Proforma
- Land Registry Title Information
- Land Registry Title Plans
- Service records plans for gas, broadband and electricity
- Archaeology Report
- Contamination Survey
- Ground Investigation Report

For access to the data room, please contact the selling agent.

The vendors will endeavour to ensure letters of reliance for the various reports, where possible are provided to the successful purchaser of the site.

Section 106 Agreement

In addition to the affordable housing, the following S106 contributions are also required:

Travel Plan Monitoring Fee	£5,000
Affordable Housing Contribution	£105,000
Primary Education Contribution	£81,552
Total	£191,552

The housing mix comprises the following:

9 properties are to be provided as an affordable housing contribution (7 affordable rent, 2 shared ownership), 19 as private accommodation and 1 as a self-build property.

Although this is an outline application the following information is provided for information, however applicants should contact the Local Housing Authority to discuss the provision before finalising plans.



Overage

The vendor will impose an overage clause on the site for any increase in unit numbers above the 29 currently approved under ref: WND/2023/0235, based on a 50% of the uplift in value for a period of 30 years.

For the avoidance of doubt the overage will not be triggered by extensions of the approved dwellings or erection of garages, only increased unit numbers.

Retained Land

The vendor will retain a 0.5m ransom strip between points A-B and B-C along the northern and western boundaries (as indicated on the site plan). The vendor will retain rights for access and services to the western boundary.

For the avoidance of doubt, the vendors will provide the right for pedestrian access across the northern boundary (points B-C) to the playing field.

Tenure & Possession

The site is offered for sale freehold and vacant possession will be given upon completion.

Services

We understand that mains water, drainage, gas and electricity are available in close proximity to the site.

None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, and drainage services.

Rights of Way/ Encumbrances

We have assumed that full rights of access are enjoyed and that no third parties enjoy any rights over the property. It is assumed that the property is not subject to any onerous or unusual covenants. Your solicitors should confirm that there are no onerous restrictions or obligations as part of the due diligence process.

VAT

It is the intention of the vendors to charge VAT in addition to the purchase price.

Legal Costs

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

Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only.

Boundary Ownership

Where known, boundary ownership is shown by an inward marked 'T' on the plan.

Title Number

The land is registered under title number, NN375572. A copy of the registered title documentation will be available in the data room.

Method of Sale

The property is being offered for sale by informal tender, to be submitted to Howkins & Harrison LLP, Rugby office on an unconditional basis.

A provisional bid date has been set for Wednesday 9th October 2024 and the bid proforma is available in the Data Room.

Local Authority

Braunston Parish Council: 07890 112 504

West Northamptonshire Council: 0300 126 70000

Anglian Water (Water) : 03457 145 145

Severn Trent (Sewage): 03457 500 500

National Grid: 0800 096 3080

Cadent Gas: 0800 389 8000





Viewing

Viewings are unaccompanied during daylight hours, within reasonable times, with a copy of the brochure to hand. Neither the vendors or the agents are responsible for the safety of those viewing the property, and persons taking access do so entirely at their own risk.

Please inform Howkins & Harrison, the selling agents, of timings for proposed viewings.

Contact

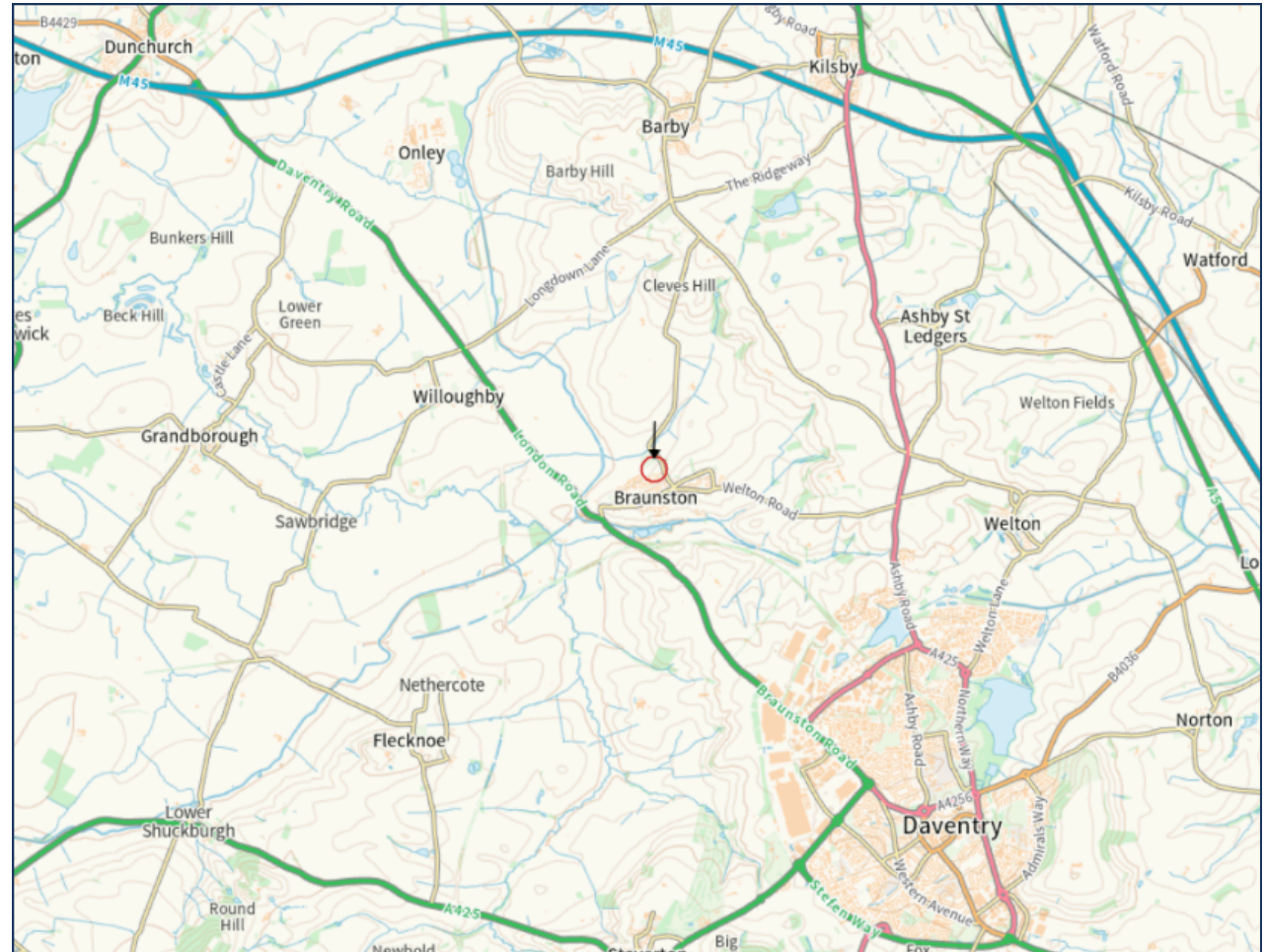
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What3Words

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Vendors Solicitors

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Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

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