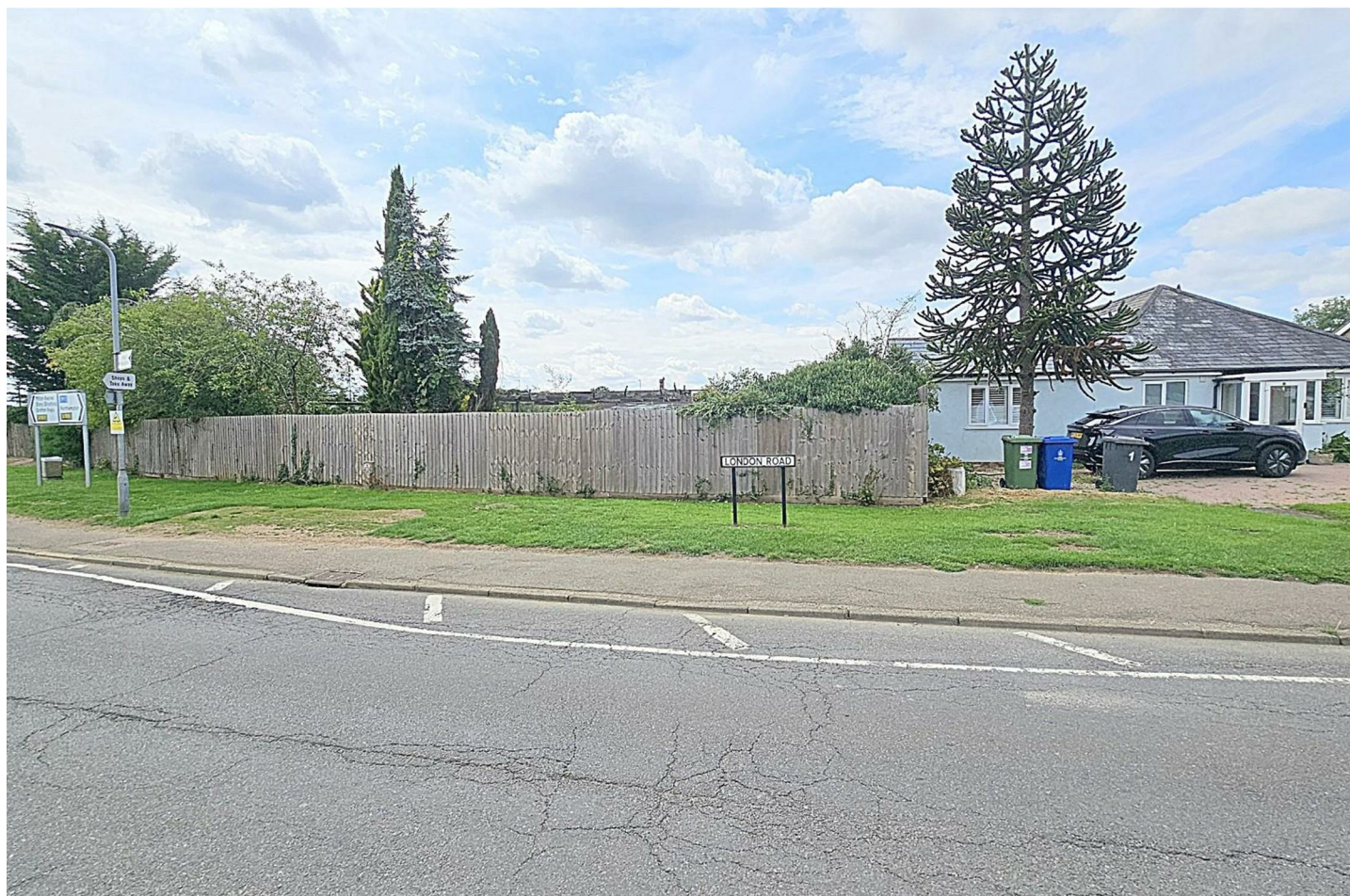


**Building Plot, 1a London Road  
Roade  
NORTHAMPTON  
NN7 2NL**

**Guide Price £100,000**



- **BUILDING PLOT**
- **THREE BEDROOM DETACHED**
- **VILLAGE LOCATION**

- **PLANNING GRANTED**
- **PLANNING REF 2024/2605/RM**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Nestled in the charming village of Roade, Northampton, this building plot presents a unique opportunity for those looking to create their dream home.

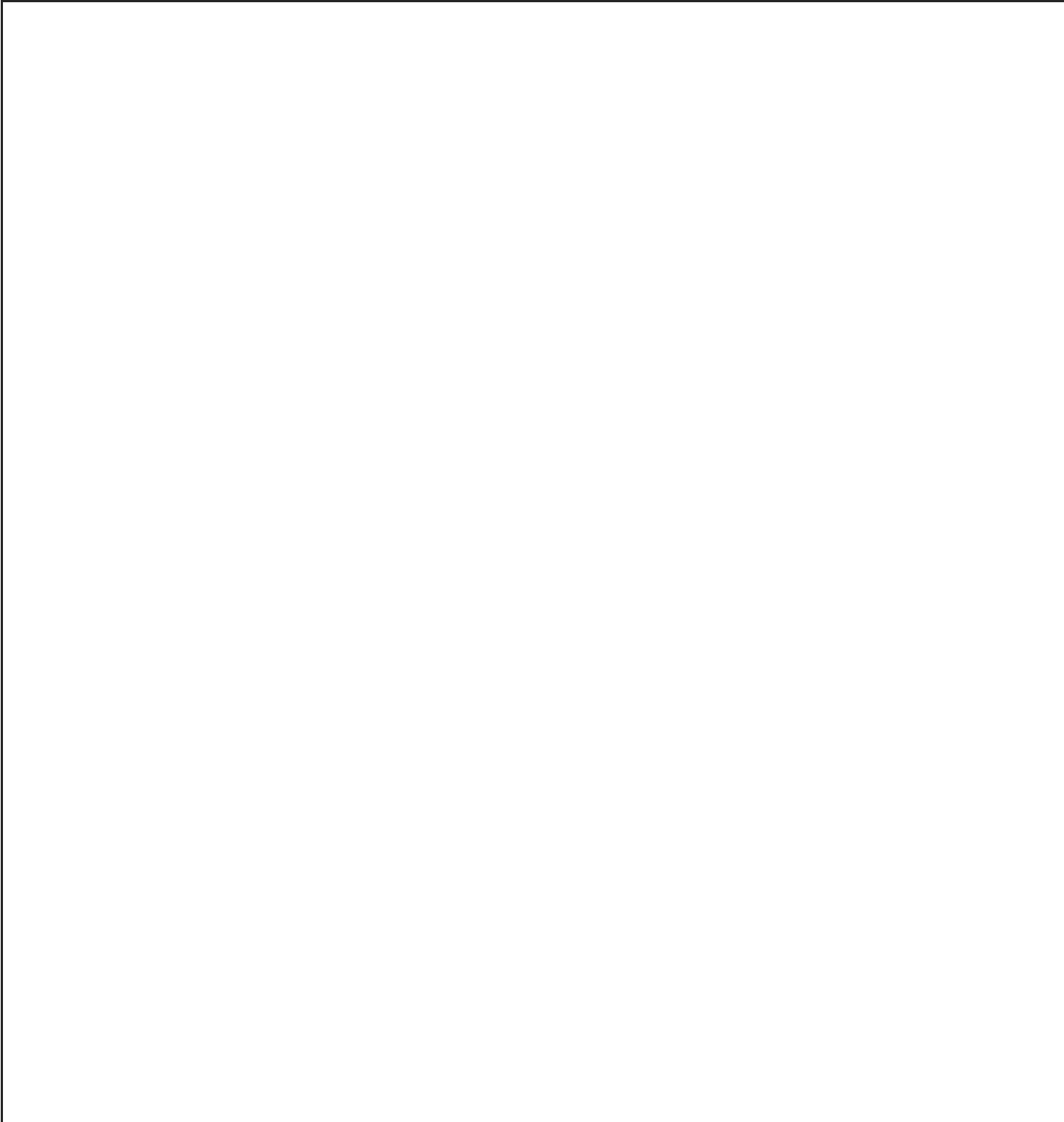
The land benefits from planning permission that has been granted for a spacious three-bedroom detached property.

Seize the chance to invest in this promising plot and bring your dream home to life in the picturesque village of Roade.









| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   |                            |           |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.