



Land to the rear of Greenway Pipewell Road,

- Option Agreement Available
- Approx total area including access c. 1,000 sq.m - potential build area show in orange on guide plan
- Option Agreement price £5,000 (no vat) and period of 8 months
- Desirable position land with access
- No Planning permission at present

PRICE
£100,000
PRICE GUIDE

23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk

SIMON & CO.
ESTATE AGENTS

Land to the rear of Greenway Pipewell

£100,000 Freehold

Potential building land, subject to obtaining the necessary planning consent and as outlined in orange on the accompanying guide plan.

The land is situated towards the outskirts of the town and is discreetly positioned, with its own access running alongside and to the rear of Greenway, Pipewell Road, Desborough, Northamptonshire.

Please refer to the attached plan as a guide to the approximate layout and dimensions of the land.

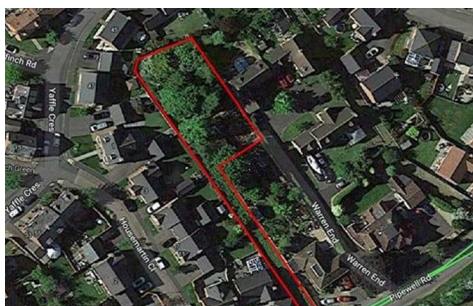
The site extends to approximately 1,000 sq. m, including an access road of approximately 51 metres in length, leading to the main plot area measuring approximately 42m x 20m.

The overall site has an approximate perimeter of 222 metres.

All measurements and boundaries are approximate and provided for guidance purposes only.

Option Agreement Terms; Non refundable £5,000 (no vat) - Option Premium to secure planning permission within 8 months from the Option Agreement date, with the purchase price balance being paid once planning is secured.

No Planning permission at present - Please contact the agent for further details



We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.

23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk

SIMON & CO.
ESTATE AGENTS