

# PLOTS 7 & 8, WOOD BURCOTE COURT, TOWCESTER

JACKSON-STOPS 



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**PLOTS 7 & 8 AT WOOD BURCOTE COURT**  
**FOR SALE BY PRIVATE TREATY**

A UNIQUE AND RARE OPPORTUNITY TO  
ACQUIRE A SITE WITH OUTLINE PLANNING  
FOR TWO DETACHED PROPERTIES WITHIN  
AN EDWARDIAN PARKLAND SETTING.



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**DISTANCE**

TOWCESTER 1 MILE  
NORTHAMPTON 12 MILES  
MILTON KEYNES 12 MILES  
LONDON EUSTON FROM 35 MINUTES

DISTANCES/TIMES APPROXIMATE

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**PLOT 7**

- Plot for a detached dwelling
  - Gross External Area of 3,014 sq.ft (280 sq.m.)
  - Plot size of 0.15 of an acre
  - Fronting Parkland
  - Shared private drive
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**PLOT 8**

- Plot for a detached dwelling
- Gross External Area of 3,660 sq.ft (340 sq.m.)
- Plot size of 0.24 of an acre
- Fronting Parkland
- Shared private drive

In all approximately 0.41 of an acre

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## DESCRIPTION

Granted planning permission in 2015 as part of a scheme for 210 houses, these two building plots are situated to the south west of Wood Burcote Court, an Arts and Crafts country residence and lying between Redrow's Oak Park and Burcote Park Developments.

These two individual plots on the edge of established Edwardian parkland are being offered for sale as one lot and will be of interest to local builders or self builders.

The two plots are enclosed by post and rail fencing and enjoy an elevated position with views in a south westerly direction and overlooking mature parkland. These plots will have the benefit of the use of parkland that surrounds and will shortly be open to the public.

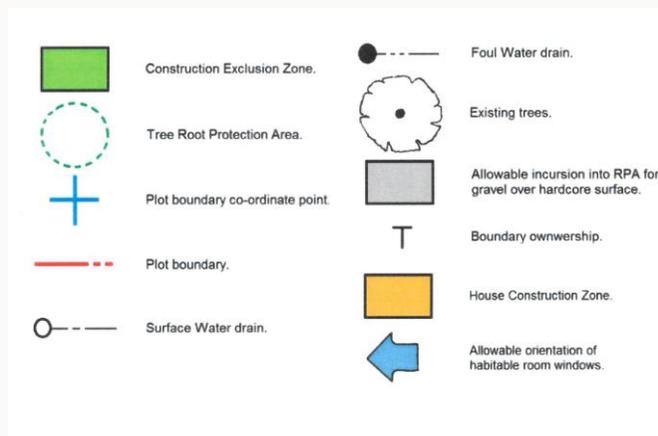
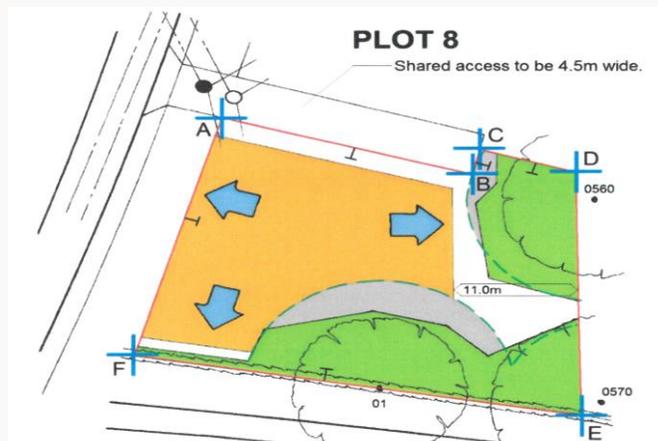
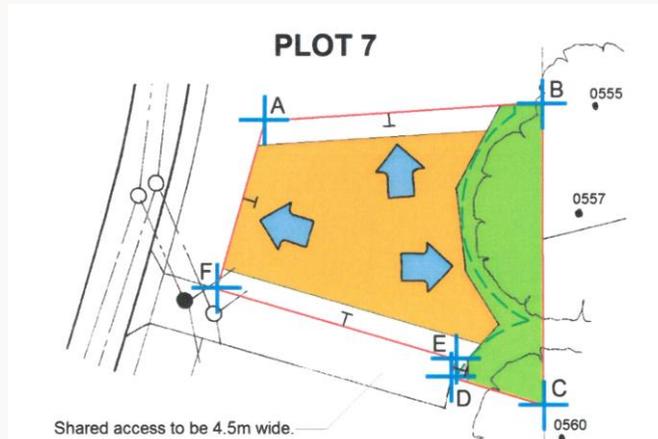
## PLANNING PERMISSION

Outline planning permission was originally granted under application number S/2012/0799/MAO which was amended by S/2015/1592/MAO and more recently application for the approval of reserved matters was approved as part of a wider application under S/2017/2057/RES.

Plans and documentation can be downloaded from South Northamptonshire Councils website <http://snc.planning-register.co.uk> or requested from the selling agent.

Included within these particulars are a Construction Constraints Plan for each plot providing relevant information which will have to be taken into account when applying for final approval of reserved matters.

**Section 106 Payment:** The two building plots are liable for a contribution towards a Section 106 payment to Northamptonshire County Council and South Northamptonshire Council. The contribution will be the responsibility of the purchaser.



## LOCATION

Towcester town centre is within walking distance and going through a renaissance. The High Street is vibrant with artisan shops, cafes and restaurants. The Co-op has a convenience store in the centre with Waitrose, Tesco and Aldi on the edge of the town.

Milton Keynes and the county town of Northampton are within easy reach offering a more comprehensive shopping and leisure facilities and both have mainline railway stations with fast commuting times to London Euston.

## DIRECTIONS NN12 6JP

From Towcester town centre proceed south on the A5 towards Milton Keynes. By the White Bear public house, turn right into Burcote Road. Follow Burcote Road to a new roundabout and take the first exit. Continue past the Redrow Sales Suite and then bear left. Continue up the hill bearing right and the two plots will appear on your left.

## PROPERTY INFORMATION

**Services:** Mains gas, electricity, water and drainage are available on the boundary of the site.

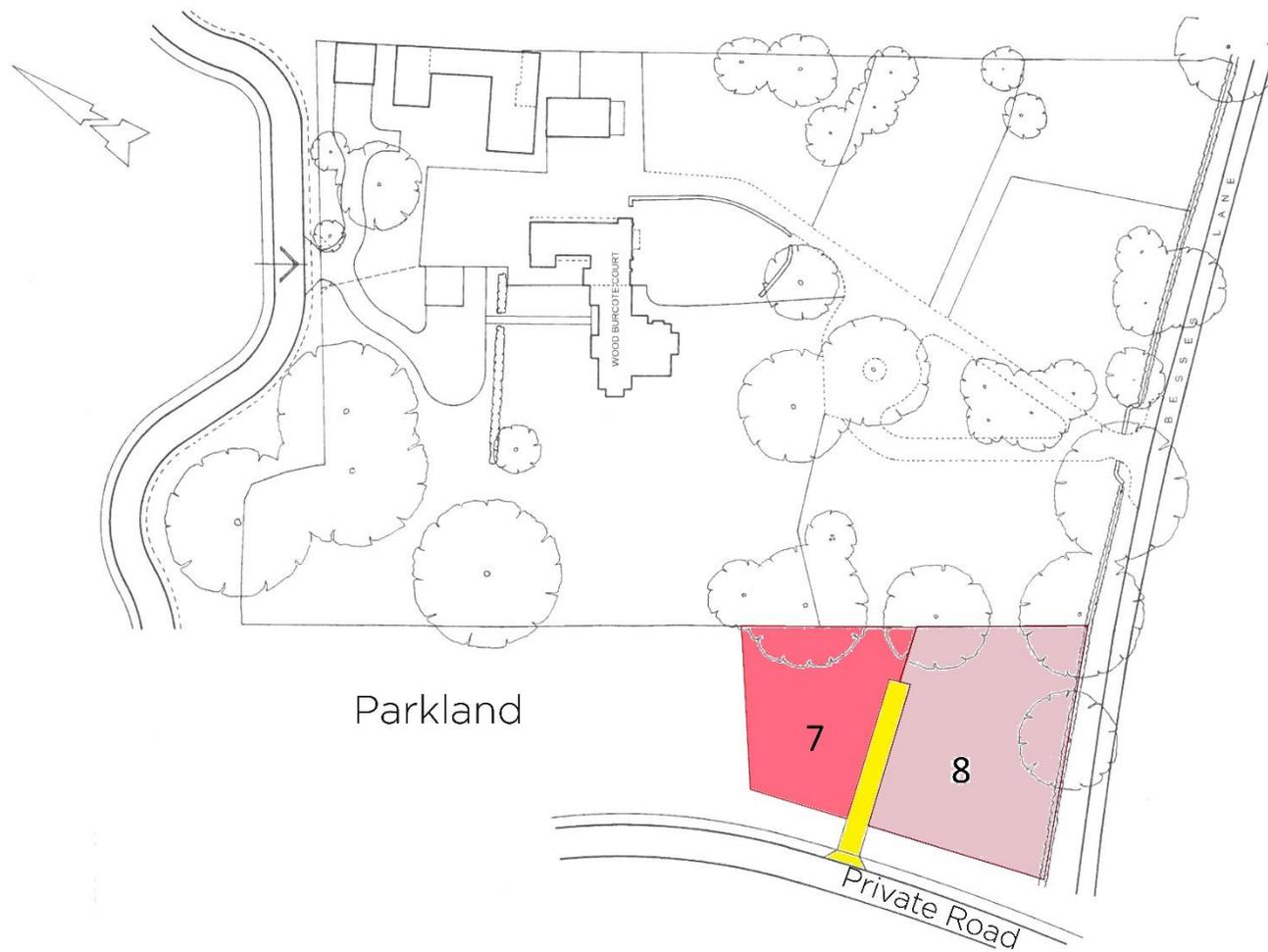
**Local Authority:** South Northamptonshire Council  
Tel: 01327 322 322

**Tenure:** Freehold

**Agents Note:** One of the vendors of this property is a former Partner and now Consultant to Jackson-Stops, the selling agents.

**Additional Plots:** Adjoining the site are a further five building plots which potentially could be available, subject to negotiation.

**Viewings:** Strictly by prior appointment through Jackson-Stops  
Tel: 01604 632 991



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

NORTHAMPTON

01604 632 991

northampton@jackson-stops.co.uk

jackson-stops.co.uk



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