



5 Newlands Road
Welford, Northamptonshire





5 Newlands Road, Welford
Northamptonshire, NN6 6HR



An unmodernised semi-detached house with
planning consent to extend in this popular
Northamptonshire village

- Full planning consent for:
 - Open plan kitchen/living room with dining area opening onto garden
 - Study
 - Utility room, ground floor W.C.
 - Master bedroom with dressing room and en suite shower
 - Two further bedrooms, family bathroom
 - Carport, off street parking
 - Large rear garden
-
- Adjacent plot also available by separate negotiation. Further particulars are available from the sole agents



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Situation

Welford is conveniently situated close to the Northamptonshire/Leicestershire border and is well serviced with a village shop, two public houses, petrol station, parish church and well regarded Primary School. There is also a village hall, youth centre, sports field and sports club as well as a recreation ground with playground for the children together with a variety of clubs and societies. It is within the catchment area for Guilsborough School. The very popular market town of Market Harborough (9 miles) offers a comprehensive range of shops and services, as well as regular rail services to London St. Pancras in just under an hour. Junction 20 of the M1 is just 8 miles away, and the A14 and M6 and M69 are also easily accessible.

Description

5 Newlands Road was built in 1928 of brick construction under a slate roof. It is semi-detached and comprises of a ground floor sitting room and kitchen with scullery and bathroom off. There is a connecting door to the garage. On the first floor are currently three bedrooms. The extended property will amount to approximately 1205 sq ft, gross internal floor area.

Planning

Planning consent DA/2018/0955 was granted by Daventry District Council on 9th November 2018 for the demolition of the garage, which forms part of the adjacent plot, and the erection of a part single storey, part two storey rear extension as detailed on the attached plans.

Potential buyers should note that the site is subject to a Community Infrastructure Levy. It is our understanding that if the house is developed on a self build basis, you may qualify for a self build exemption, subject to meeting the relevant criteria. Conditions for qualifying for a self-build exemption and guidance notes are available at www.planningportal.co.uk/cil

Directions

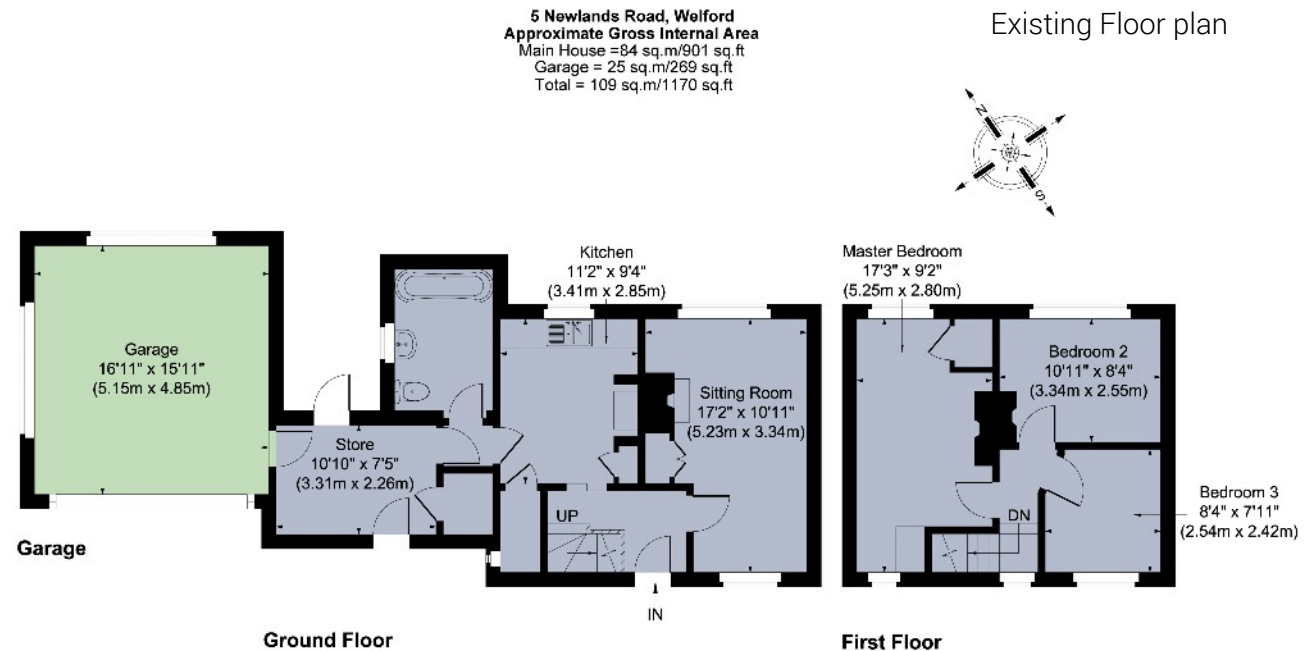
Travelling west on the A4304 continue through Lubenham and Theddingworth and then take the left turn in Husbands Bosworth on the A5199 towards Northampton. On entering the village continue through onto the High Street and the property can be found on the left-hand side.

Viewings

By strict appointment through selling agents, Fisher German LLP
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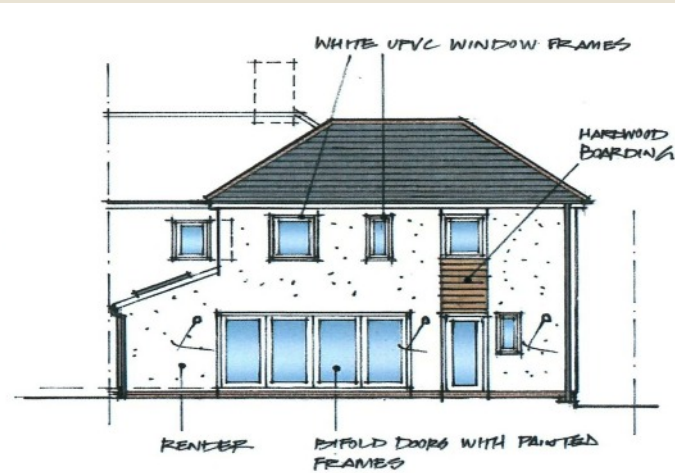
Local Authority

Daventry District Council
Tel: 01327 871100





SOUTH ELEVATION



NORTH ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR

C (24/01/2019)
B (03/01/2019)
Revision: A (31/07/18) - S

Proposed Floor plan

Approximate Travel Distances

Locations

- Market Harborough - 9 miles
- Rugby - 14 miles
- Northampton - 15 miles
- A14 Junction 1 - 1.5 miles

Nearest station

- Market Harborough - 9 miles

Nearest Airports

- Birmingham - 34 miles

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