



HARWOODS

Chartered Surveyors & Estate Agents

RESIDENTIAL DEVELOPMENT OPPORTUNITY



**3 – 5 CAMDEN SQUARE
and
THE OLD BAKERY
BOZEAT
NORTHAMPTONSHIRE
NN29 7JH**

**An outstanding and rarely available Residential Development opportunity
situated in the centre of Bozeat village.**

FOR SALE – FREEHOLD

OFFERS IN EXCESS of £350,000 Subject to Contract

*For access to the Buildings and Site, or for closer inspection
please contact the Agents who will arrange access.*

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY
Tel: (01933) 441464
email: com@harwoodsproperty.co.uk www.harwoodsproperty.co.uk

DESCRIPTION:

The buildings comprise the former Spar retail unit having living accommodation over (3 & 4), a former residential unit (5) and the attached former Bakery.

The buildings are principally of two storey construction having solid brick main walls, rendered to parts, beneath pitched roof elevations having slate/tile coverings.

ACCOMMODATION:

The accommodation briefly comprises:-

3 & 4 CAMDEN SQUARE, BOZEAT:

Ground Floor: Retail Area, Store Room, Amenity and Staff Areas.

First Floor Residential: Landing, Living Room, Study, Store, Kitchen, 4 Bedrooms and Bathroom.

FORMER BAKERY, BOZEAT:

Ground Floor: 2 Store Rooms.

First Floor: Store Room.

Located to the rear of the buildings is an area of garden providing potential on site car parking.

THE PLOT:

The property occupies a roughly rectangular shaped plot having a frontage to Camden Square and a return frontage to Church Lane. The plot slopes down gently from the rear and across its frontage to Church Lane.

SERVICES:

We understand that all main services are connected, or are available for connection close by.

Please note that Harwoods have not tested any appliances, services or systems and therefore offer no warranty. Interested parties should make their own enquiries with regard to the availability and capacity of all services with the relevant service utility providers.

PLANNING:

Planning Permission has been obtained on Appeal for change of use of 3-5 Camden Square, Bozeat from shops (Class A1) to a use falling within Class C3 (dwelling house – 2 flats).

Formal pre-application advice for alterations, extensions and associated works to create a single residential unit of the Old Bakery have been sought from the Planning Department of the Borough Council of Wellingborough. The pre-application advice concluded the principle of a residential development in this location is acceptable subject to consideration of the proposal against the detailed policies of the development plans.

It is considered that the existing first floor residential accommodation serving the retail unit lends itself into conversion into two smaller units, subject to necessary Planning Permission being obtained.

Copies of the Appeal Decision, pre-applicant letter and supporting plans are available from the Agents on request.

700/SR

TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

Stuart Reynolds FRICS – Tel: 01933-441464 email stuart@harwoodsproperty.co.uk

WARNING Harwoods for themselves and for the vendors of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute either fully or part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended purchasers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

VAT: All figures quoted for rents, charges and sale price are exclusive of VAT. Purchasers/Tenants must clarify whether VAT is payable or not.